

**CITY OF FARMERSVILLE
PLANNING AND ZONING COMMISSION AGENDA
SPECIAL CALLED MEETING
NOVEMBER 15, 2012
6:30 P.M., COUNCIL CHAMBERS, CITY HALL**

I. PRELIMINARY MATTERS

- Call to Order, Roll Call, Prayer and Pledge of Allegiance
- Welcome guests and visitors and Citizen Comments: Anyone wanting to speak on any items that are not the subject of a Public Hearing on this agenda is asked to speak at this time, with an individual time limit of 3 minutes. This forum is limited to a total of 30 minutes. *(Please note that the Planning and Zoning Commission cannot respond to, discuss or take any action regarding citizen comments made hereunder because of the limitations established by the Texas Open Meetings Act, Texas Government Code Chapter 551, violations of which Act carry criminal penalties.)*

II. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

- A. Consider, discuss and act upon minutes from August 20, 2012 P&Z Meeting
- B. Public hearing to consider, discuss and act upon a request for a Permanent Specific Use Permit for the property located at 101 Candy Street
- C. Public hearing to consider, discuss and act upon a Specific Use Permit for American Glory Game Room located at 2202 West Audie Murphy Parkway, Farmersville
- D. Public hearing to consider, discuss and act upon a Specific Use Permit for Joker's Wild Game Room located at 812 McKinney Street, Farmersville
- E. Public hearing to consider, discuss and act upon a Specific Use Permit for Paradise Isle's Game Room located at 1055 West Audie Murphy Parkway, Suite 103, Farmersville
- F. Public hearing to consider, discuss and act upon a Specific Use Permit for Triple Crazy Game Room located at 865 West Audie Murphy Parkway, Farmersville
- G. Informational presentation by Janine Sisak regarding workforce housing in Farmersville

III. ADJOURNMENT

- No action may be taken on comments received under "Recognition of Visitors".
- The Commission may vote and/or act upon each of the items listed in the Agenda.

The Planning and Zoning Commission reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any matters listed on the agenda, as authorized by the Texas Government Code, including, but not limited to, Sections 551.071 (Consultation with Attorney).

Persons with disabilities who plan to attend this meeting and who may need assistance should contact the City Secretary at 972-782-6151 or Fax 972-782-6604 at least two (2) working days prior to the

meeting so that appropriate arrangements can be made. Handicap Parking is available in the front and rear parking lot of the building.

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted in the regular posting place of the City Hall building for Farmersville, Texas, in a place and manner convenient and readily accessible to the general public at all times, and said Notice was posted on November 9, 2012, by 5:00 P.M. and remained so posted continuously at least 72 hours proceeding the scheduled time of said meeting.



Tom Waitschies, Chairman

Dated this the 9th day of November, 2012.



Edie Sims, City Secretary





TO: Planning and Zoning Commission
FROM: Edie Sims, City Secretary
DATE: November 15, 2012
SUBJECT: Discuss, approve or disapprove minutes from August 20, 2012 Planning and Zoning Meeting

Minutes can be found at the -following website:

http://www.farmersvilletx.com/government/agendas_and_minutes/planning_and_zoning/index.jsp

ACTION: Approve, make changes or disapprove minutes

(II - A)

FARMERSVILLE PLANNING & ZONING COMMISSION
SPECIAL SESSION MINUTES
August 20, 2012

The Farmersville Planning and Zoning Commission met in regular session on August 20, 2012 at 6:30 p.m. at the City of Farmersville Council Chambers with the following members present:, Bill Nerwich, Bryce Thompson, Lee Warren, Betty Sergent, Craig Overstreet and Tom Waitschies. Stanley Treadwell was absent. Staff members present was City Manager Ben White, City Attorney Alan Lathrom and City Finance Director Daphne Hamlin. Council Liaison present was Michael Carr.

CALL TO ORDER AND RECOGNITION OF CITIZENS/VISITORS

Chairman Tom Waitschies called the meeting to order at 6:30pm. Daphne Hamlin called roll and announced that a quorum was present.

DISCUSS, APPROVE OR DISAPPROVE MINUTES FROM JULY 16, 2012 AND JULY 26, 2012 PLANNING & ZONING MEETINGS

On a motion from Lee Warren and a second by Betty Sergent, the Commission approved the minutes as presented. Motion carried unanimously.

PUBLIC HEARING TO CONSIDER, DISCUSS AND ACT UPON A REQUEST TO REZONE THE PROPERTY LOCATED AT 101 CANDY STREET FROM CENTRAL AREA (CA) DISTRICT USES TO COMMERCIAL (C) DISTRICT USES

Chairman Tom Waitschies opened the Public Hearing at 6:32pm. Those coming to speak in favor of the rezone request were Rex Thain. Rick Matthews, property owner had a conflict and could not attend the meeting. Mr. Thain stated he is in process of purchasing the property and asked for the zoning change request. This property has always been a commercial use building and presently there are not a lot of options. Helen Blevins entered the conversation questioning if the building would require more water and sewer services and would the zoning change affect their taxes. Mrs. Blevins and her husband Roy Blevins have the Thomas Kinkade Gallery next door to the property in question. City Manager Ben White responded to the concern of water and sewer services by stating if a larger capacity if required, the owner would have to petition the City. Mr. White also answered the question that a zoning change would not affect anyone's taxes. If the new owner considered expanding, it could offer more revenues in the form of sales taxes to the City.

Mrs. Blevins also expressed concern of apartments or any style of living area in the potentially rezoned area. Mr. Roy Blevins also expressed concern of the motive of the zoning change. The current zoning is set as Central Area District. Mr. Blevins also contended that parking could be an issue with Mr. White responding that the entrance for the building will be on Candy Street and the parking will be in the back. Bill Nerwich asked for the zoning of Cello Wrap which is Central Area. Diane Piwko expressed concern of the longevity of the proposed business and what could happen in the future if the zoning is changed. The zoning change would be made permanent. Mr. Thain responded that his intentions of purchasing the property did not include any living quarters. Mr. Thain also stated he did not want to request a Specific Use Permit every 3, 4 or 5 years and be denied. Mr. Thain stated he had received permits in the past to

conduct business, but when a change in administration occurred, those permits were not longer valid.

Presently Mr. Thain would continue his existing business of assembling rodeo gear and embroidery. Mr. Thain indicated his business draws a definite type of people out of town to his business.

Mr. White stated a Specific Use Permit could be granted on a permanent basis, thereby allowing the commercial to be anything. Mr. Thain was concerned if he sold the business at some point that the building use would be unclear.

Water and sewer concerns were still discussed by Mr. Blevins. The building does have some water and sewer capabilities and Mr. White indicated he is aware of drainage issues but will need to address that at a different time.

Chairman Waitschies asked for anyone opposing the zoning change to speak with no one coming forward.

The Public Hearing was closed at 6:55pm.

The Commission began their discussion with Mr. Warren indicating the zoning change could offer many options, but he does not like carving out an area. Craig Overstreet expressed concern that this change would be considered "spot zoning." City Attorney Alan Lathrom indicated that spot zoning could be a possibility and the Commission and Council may have to look at amending the Master Plan as there could be a conflict.

Lee Warren stated he liked the possibility of a different retail business and Mr. Thain's business would be a perfect fit for the property; however the SUP would be a preferred method. Bill Nerwich expressed concern of zoning just for Rex Thain. Per Mr. Lathrom, the SUP runs with the land and it does not make a difference nor would there be a time limit as long as it falls in the classification of the permanent SUP. The uses could be broad for anyone else in the future that would want to utilize the facility.

Craig Overstreet motioned to disapprove the request with Lee Warren seconding the motion. Bill Nerwich and Bryce Thompson abstained from voting. Motion passed for disapproval with 3 votes.

PUBLIC HEARING TO CONSIDER, DISCUSS AND ACT UPON A REQUEST FOR REZONING CAMDEN PARK FROM THE PLANNED DEVELOPMENT DISTRICT WITH SINGLE FAMILY 3 (SF-3), MULTI-FAMILY 2 (MF-2), AND COMMERCIAL (C) DISTRICT USES TO PLANNED DEVELOPMENT DISTRICT WITH SINGLE-FAMILY 3 (SF-3), MULTI-FAMILY 2 (MF-2), AND COMMERCIAL (C) DISTRICT USES AND EXCEPTIONS FROM: THE REQUIREMENTS ESTABLISHED BY THE BASE ZONING OF SINGLE-FAMILY 3 (SF-3) DISTRICT USES REGARDING LOT WIDTH, SIDE YARD SETBACK, LOT AREA, FRONT YARD SETBACK, AND LOT COVERAGE; AND THE REQUIREMENTS ESTABLISHED BY THE BASE ZONING OF MULTI-FAMILY 2 (MF-2) DISTRICT USES TO ALLOW STORAGE FACILITIES AND MEDICAL/RETAIL FACILITIES IN THE MULTI-FAMILY 2 (MF-2) DISTRICT BASE ZONING DISTRICT. THE PROPERTY IS GENERALLY SITUATED NORTH OF US HIGHWAY 380 AND WEST OF COUNTY ROADS 610 AND 611 AND LOCATED IN THE W.B. WILLIAMS SURVEY, ABSTRACT A952, TRACT 53, BLOCK 2 OF FARMERSVILLE, COLLIN COUNTY, TEXAS

Chairman Waitschies opened the Public Hearing at 7:08pm. Chairman Waitschies requested those who are FOR the rezoning of Camden Park to come and speak. Jeff Crannell, engineer for the project, came before the Commission in favor of the requested rezoning. All the previous discussions have brought the plans forward to bring everything up to code. It was confirmed that the self storage area would have screening from the other zoned areas. Mr. Crannell indicated that the screening would actually be buildings on the three sides of the storage zoned area. The screening is basically of itself as the doors face inward so you have a blank wall facing outward. If further screening is required, screening will be accommodated.

Setback dimensions were a concern, with Mr. Crannell ensuring the Commission that the side yard and front yard setbacks would be 20' on a zero lot line. Mr. Crannell stated he would like to engineer the project with a narrow side yard and still have a 5' side yard. If the side yard setback could be reduced from 25' to 15', it would set all the corner lots. Lee Warren stated the short distance between the houses has been previously discussed and the resolve was to have staggering of smaller groups of houses. Spaces are planned right now as 20' between housing groupings with a minimum of 10 breaks or gaps between each group of houses. Mr. Warren also stated that 5' side yard setbacks with a 20' front yard setback meets the city's ordinances. With the Concept Plan being presented, there must be an ordinance that ties the Concept Plan to the Planned Development Ordinance so that they match in order to go forward.

Chairman Waitschies requested anyone who OPPOSED the rezoning to step forward. With no one coming forth, the Public Hearing was closed at 7:22pm.

A discussion with the Commission ensued with Lee Warren expressing that he has a problem with the 5' side yard setback; however the Fire Department does not have an issue with the setback dimensions and any fire safety issue has been addressed by using fire retardant materials. The minimum lot size of 3200 square foot, 40' width reduction, the maximum lot covers 60% and the 5' side yard setback and the 15' side yard setback on the street are the 5 points to be finalized. Mr. Crannell called those situations key lots and this fairly common. There may be 8 of those situations in the whole subdivision. A common area will also help blend this issue. Mr. Crannell did state this is the Concept Plan so that the Preliminary Plat or Final Plat will be presented to the Commission. This Concept Plan will help with the direction the City prefers. Lee Warren motioned to approve recommendation to the City Council with minimum lot size of 3200 square foot, 40' width reduction, the maximum lot covers 60% and the 5' side yard setback and the 15' side yard setback. Craig Overstreet seconded the motion. Motion carried unanimously.

PUBLIC HEARING TO CONSIDER, DISCUSS AND ACT UPON A REQUEST TO AMEND THE THOROUGHFARE DEVELOPMENT PLAN TO REMOVE THE TYPE "D" COLLECTOR STREET PROPOSED TO EXTEND NORTH FROM US HIGHWAY 380 AT A LOCATION SITUATED WEST OF COUNTY ROADS 610 AND 611 AND RUNNING THROUGH THE PROPOSED CAMDEN PARK DEVELOPMENT FROM THE PLAN

Chairman Waitschies opened the Public Hearing at 7:31pm and asked for those FOR the thoroughfare change to come forward. Jeff Crannell, engineer for the project,

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came forward stating the change would allow the Concept Plan to proceed as presented as the collector street cuts through the entire subdivision. Mr. Crannell stated he does not want to have residential areas cross a collector street. The roadway will service the medical facility and by eliminating the collector street, this will limit the pass through of the subdivision. If the collector street remains, it will kill the project. With no one else coming forward in favor of the change, Chairman Waitschies asked for those OPPOSING the thoroughfare change. No one came forward in opposition of the change. The Public Hearing was closed at 7:33pm.

With no discussion, Lee Warren motioned to approve and recommend to Council the request to amend the Thoroughfare Development Plan to remove the Type "D" Collector Street from the Camden Park Plan with Bryce Thompson seconding the motion. Motion carried unanimously.

ADJOURNMENT

Lee Warren motioned to adjourn with Bryce Thompson seconding the motion. P&Z Commission adjourned at 7:34 p.m.

ATTEST:

Tom Waitschies, Chairman

Edie Sims, City Secretary



TO: Planning and Zoning Commission
FROM: Edie Sims, City Secretary
DATE: November 15, 2012
SUBJECT: Public hearing to consider, discuss and act upon a request for a Permanent Specific Use Permit for the property located at 101 Candy Street

- Permanent Specific Use Permit Application is attached.
- Land description is attached.
- Tax records are attached for the 2012 tax values
- Uses as allowed in the CA District is attached.

ACTION:

- a) **Open the Public Hearing and call the time.**
- b) **Ask for anyone to come forward and speak who is FOR the Permanent Specific Use Permit.**
- c) **Ask for anyone to come forward and speak who OPPOSES the Permanent Specific Use Permit.**
- d) **Close the Public Hearing and call the time.**
- e) **Commission to discuss the matter and review the Draft Ordinance presented.**
- f) **Approve or disapprove recommending the Permanent Specific Use Permit request to the City Council for final approval.**

(II - B)



Farmersville
DISCOVER A TEXAS TREASURE

PERMANENT

Specific Use Permit Routing Sheet

File Name Description: CANDY ST 101 / N MAIN 109

Initials/Date Completed	Description of Activity	Responsible Party
10/23/2012 ES	Receipt of plat documentation. Verify complete.	City Secretary
10/30/2012 ES	Verify original tax certificate indicates no delinquent taxes <u>NO ORIGINAL (IN PROGRESS OF PURCHASING)</u>	City Secretary
10/30/2012 ES	Verify no delinquent assessments, fees, or debts to the City	City Secretary
10/30/2012 ES	Receipt of retainer and fees	City Secretary
10/24/2012 DL Act 11.00.5741	Assign PO to project. Use proposed name of subdivision.	Finance Manager
	File original office copy of plat documentation street name<space>name of subdivision	Public Works
	File electronic version of plat documentation	Public Works
	Create routing documentation set using copies, attach checklist	Public Works
	Fire Chief review	Fire Chief
	Police Chief review	Police Chief
	Engineering review using checklist	City Engineer
	Request electronic and paper documentation (as required) 15 copies of plat, final version 1 mylar of plat, final version 3 sets AS-BUILT drawings 1 CD of plat, as-builts Letter of satisfactory completion (public improvements) 2-year maintenance bond	City Engineer
	Receive electronic and paper documentation updates (as required)	City Engineer
	Engineer review of updates with spell check	City Engineer
	Engineer's approval letter with stamp	City Engineer
Technically Complete (6 Working Days Prior to P&Z Board Meeting)		
	Public Works Director recommendation letter	Public Works Director

Replat Routing Sheet

	City Manager review	City Manager
10/25/2012 ES	Public Hearing Advertisement (minimum 30 days)	City Secretary
10/25/2012 ES	Add item to P&Z agenda with public hearing	City Secretary
	P&Z approval	P&Z Board
10/25/2012 ES	Public Hearing Advertisement (minimum 30 days)	City Secretary
10/25/2012 ES	Add item to City Council agenda with public hearing	City Secretary
	City Council approval	City Council
	City Manager signature	City Manager
	P&Z Chairman signature	P&Z Chairman
10/23/12 (5)	Owner signature (Notarized)	Owner
	Mayor signature	Mayor
	Surveyor signature (Notarized)	Surveyor
	City Engineer signature	City Engineer
	City Secretary signature	City Secretary
	File plat with county, 1 mylar	City Secretary
	Engineer marks documentation set approved	City Engineer
	Distribute owner copy	City Secretary
	File City copy, 1 paper copy	City Secretary
	File final electronic version of plat documentation including routing sheet. Including scanned copy of filed plat (PDF format).	City Secretary
	Place file on City Secretary's desk awaiting address assignment from the county	City Secretary
	Change filing system identifiers to reflect address street name<space>address number	City Secretary



**CITY OF FARMERSVILLE
SPECIFIC USE PERMIT APPLICATION**

APPLICANT'S NAME: Rex L. Thain, Jr.

APPLICANT'S ADDRESS: 109 College St, Farmersville, TX 75442

APPLICANT'S CONTACT NUMBERS: 972-782-7008 (work) 972-816-1049 (cell)

NAME OF OWNER: RNR Matthews & Co Inc

ADDRESS OF OWNER: 2709 Dunwick Dr, Plano, TX 75023

LOCATION OF PROPERTY: 101 Candy St., 109 North Main St.

LEGAL DESCRIPTION OF PROPERTY:

Farmersville Original Donation (CFC) LOT NO. 9B, 13A, 131B, &13C (see attached legal meets and bounds description).

For properties not in a recorded subdivision, submit a copy of a current survey or plat showing the properties proposed to be changed, and a complete legal field note description.

Request that a permanent specific use permit be issued for this property which would allow the following uses (as defined in the City Zoning Ordinance - Legend for Interpreting Schedule of Use):

- Light Manufacturing
- Bakery Wholesale
- Building Material Sale
- Cleaning, Drying or Laundry Plant
- Clothing or Similar Light Assembly Process
- Contractors Storage or Equipment Yard
- Heavy Machinery Sales, Storage or Repair
- Lithographic or Print Shop
- Milk Depot, Dairy or Ice Cream Plant
- Paint Shop
- Storage Warehouse
- Trailer or Recreational Vehicle Sales
- Welding or Machine Shop
- Wholesale Office Storage or Sales Facilities
- Animal Clinic or Hospital (No Outside Pens)

Greenhouse or Plant Nursery
 Trailer or RV Sales or Display
 Veterinarian Office
 Office Showroom/Warehouse or Sales Facilities
 Pawn Shop
 Trailer, Cargo Sales or Rental
 Motorcycle or Scooter Sales and Repair
 New or Used Auto Sales Structure
 Automobile Repair Garage
 Auto Painting or Body Rebuilding
 Auto Glass, Muffler or Seat Cover Shop



ATTACH A SITE PLAN drawn to scale with the information listed on the back of this sheet.

THE EIGHT CONDITIONS listed on the back of this sheet **MUST** be met before City Council can grant a Specific Use Permit.

ATTACH THE APPROPRIATE FEE:

LESS THAN ½ ACRE\$100.00
 ½ ACRE OR MORE AND LESS THAN 5 ACRES\$250.00
 5 ACRES OR MORE\$500.00
 PUBLIC HEARING FEE (PER HEARING).....\$ 12.50

I, being the undersigned applicant, understand that all of the conditions, dimensions, building sizes, landscaping and parking areas depicted on the site plan shall be adhered to as amended and approved by the City Council.

SIGNATURE OF APPLICANT:  Date: 6/23/12
 SIGNATURE OF OWNER:  Date: 10/23/12
 (If not applicant)

INCLUDE THE FOLLOWING INFORMATION ON A SITE PLAN. THE PLAN MUST BE DRAWN TO SCALE.

- Boundaries of the area covered by the site plan.
- The location of each existing and proposed building and structure in the area covered by the site plan and the number of stories, height, roof line, gross floor area and location of building entrances and exits.
- The location of existing drainage ways and significant natural features.
- Proposed landscaping and screening buffers.
- The location and dimensions of all curb cuts, public and private streets, parking and loading areas, pedestrian walks, lighting facilities, and outside trash storage facilities.
- The location, height and type of each wall, fence, and all other types of screening.
- The location, height and size of all proposed signs.

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THE ZONING ORDINANCE REQUIRES THAT THESE EIGHT CONDITIONS MUST BE MET BEFORE A SPECIFIC USE PERMIT CAN BE ISSUED:

- That the specific use will be compatible with and not injurious to the use and enjoyment of other property, nor significantly diminish or impair property values within the immediate vicinity; and
- That the establishment of the specific use will not impede the normal and orderly development and improvement of surrounding vacant property.
- That adequate utility, access roads, drainage and other necessary supporting facilities have been or will be provided.
- The design, location and arrangement of all driveways and parking spaces provide for the safe and convenient movement of vehicular and pedestrian traffic without adversely affecting the general public or adjacent development.
- That adequate nuisance prevention measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration.
- That directional lighting will be provided so as not to disturb or adversely affect neighboring properties.
- That there are sufficient landscaping and screening to insure harmony and compatibility with adjacent property
- That the proposed use is in accordance with the Comprehensive Plan.



## Ride Right, Inc.

214 South Main St.  
P.O. Box 449  
Farmersville, Texas 75442

October 23, 2012

Farmersville Planning and Zoning Commission  
205 South Main St.  
Farmersville, TX 75442

Re: Request for permanent Special Use Permit (101 Candy St/109 N. Main St)

Dear Commission Chairman and Board Members,

The following is supplied as supplemental information in conjunction with the Specific Use Permit Application for the property located at 101 Candy/109 N. Main St.

The Special Use Permit will not require or implement any exterior changes for the existing building or the addition of any new buildings.

There will be no changes in drainage, landscaping, curb cuts, streets, parking, pedestrian walks, lighting facilities or outside trash storage.

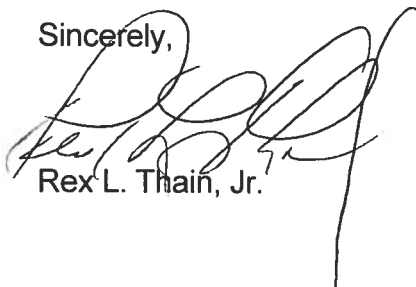
There will be no changes in walls, fencing or screenage.

Signage if added will comply with CA zoning signage requirements.

Future exterior improvements will be consistent with the CA zoning and the intent of the Main Street Program.

Thank you for your consideration.

Sincerely,



Rex L. Thain, Jr.

FT- (4/2002)

BEGINNING at a "X" cut in concrete set for the northeast corner of said RNR Matthews Tract 2, same being the southwest intersection of the south right-of-way line of Candy Street, and the west right-of-way line Main Street;

THENCE South 00 degrees 00 minutes 00 seconds East, along the common line of said RNR Matthews Tract 2, and the west right-of-way line of said Main Street, a distance of 151.80 feet to a point for corner, said point being the southeast corner of said RNR Matthews Tract 2, same being the northeast corner of a tract of land conveyed to Roy Joe Blevins and Helen Blevins as Tract 2 by deed recorded in Volume 4231, Page 2892, of the Deed Records of Collin County, Texas;

THENCE North 90 degrees 00 minutes 00 seconds West, along the common line of said RNR Matthews Tract 2, and said Blevins Tract 2, passing the northwest corner of said Blevins Tract 2, same being the most northerly northeast corner of a tract of land conveyed to Roy Joe Blevins and Helen Blevins as Tract 1 by deed recorded in Volume 4231, Page 2892, of the Deed Records of Collin County, Texas, and continuing along passing the northwest corner of said Blevins Tract 1, same being the northwest corner of a tract of land conveyed to Michael W. Hurst and wife, Lela J. Hurst by deed recorded in Volume 4568, Page 890, of the Deed Records of Collin County, Texas, and continuing a total distance of 72.00 feet to a point for corner, said point being the most southerly southwest corner of said RNR Matthews Tract 2;

THENCE North 00 degrees 00 minutes 00 seconds East, along the west line of said RNR Matthews Tract 2, a distance of 11.40 feet to a point for corner;

THENCE North 90 degrees 00 minutes 00 seconds West, along the south line of said RNR Matthews Tract 2, passing the most northerly northeast corner of a tract of land conveyed to Betty R. Smith by deed recorded in Volume 5867, Page 4465, of the Deed Records of Collin County, Texas, and continuing a total distance of 23.00 feet to a point for corner, said point being the northwest corner of said Smith tract, same being in the east line of a tract of land conveyed to Farmersville Land Company, Inc. by deed recorded in Volume 5795, Page 3342, of the Deed Records of Collin County, Texas;

THENCE North 00 degrees 16 minutes 46 seconds West, along the common line of said RNR Matthews Tract 2, and said Farmersville tract, a distance of 40.50 feet to a point for corner, said point being the most easterly northeast corner of said Farmersville tract;

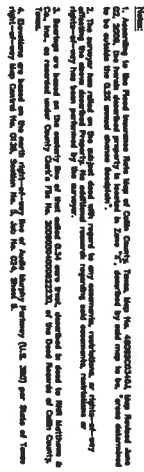
THENCE North 89 degrees 35 minutes 48 seconds West, along the common line of said RNR Matthews Tract 2, and said Farmersville tract, a distance of 10.00 feet to a point for corner, said point being the most westerly southwest corner of said RNR Matthews Tract 2;

THENCE North 00 degrees 16 minutes 46 seconds West, along the west line of said RNR Matthews Tract 2, a distance of 58.90 feet to a "X" cut in concrete set for corner, said point being the most westerly northwest corner of said RNR Matthews Tract 2;

THENCE North 90 degrees 00 minutes 00 seconds East, along the north line of said RNR Matthews Tract 2, a distance of 10.00 feet to a point for corner;

THENCE North 00 degrees 16 minutes 46 seconds West, along the west line of said RNR Matthews Tract 2, a distance of 40.93 feet to a "X" cut in concrete set for corner, said point being the most northerly northwest corner of said RNR Matthews Tract 2, same being in the south right-of-way line of said Candy Street;

THENCE North 90 degrees 00 minutes 00 seconds East, along the common line of said RNR Matthews Tract 2, and the south right-of-way line of said Candy Street, a distance of 95.67 feet to the POINT OF BEGINNING and containing 14,796 square feet or 0.34 acres of computed land, more or less.

[illegible]

The survey was conducted without the benefit of a surveyor's assistance. I, Michael R. Archer, Registered Professional Land Surveyor in and for the State of Texas, hereby certify that the plat herein represents an actual survey made on the ground and that all lines and dimensions shown are correct to the best of my knowledge. There are no visible errors, found during the time of this survey except as shown.



**BOUNDARY SURVEY**  
0.338 Acres  
**W.B. Williams Survey,**  
Abstract No. 952  
City of Farmersville,  
Collin County, Texas



**Property Tax Record**

Kenneth L. Maun  
 Collin County Tax Assessor Collector  
 2300 Bloomdale Rd. Ste 2324  
 McKinney, TX 75071  
 Ph: 972-547-5020

 [Print Friendly Version](#)
[New Search](#)

**Account:** R1045002013A1  
**APD:** 1228950  
**Location:** 0000101CANDY ST  
**Legal:** FARMERSVILLE ORIGINAL DONATION  
 (CFC), BLK B, LOT 13A, 13B & 13C  
**Owner:** RNR MATTHEWS & CO INC  
 2709 DUNWICK DR  
 PLANO TX 75023--143

**Acres:** 0.000  
**Yr Built:** 0  
**Sq Ft:** 0  
**Def. Start:** NONE  
**Def. End:** NONE  
**Roll:** R

**2012 Values**  
 Improvement Non-Home Site 116,012  
 Land Non-Home Site 58,492  
**2012 Exemptions**

Click on the e-Statement button to view Total Tax Due.

Click on the e-Payment button to make a credit card or eCheck payment.

[Current status](#)
[All years](#)
[Tax Estimator](#)
[e-Payment](#)
[e-Statement](#)

| Year               | Unit | Levy Amount     | Levy Paid   | Levy Due        | Penalty     | Interest    | Col Penalty | Total Due       | Receipt Date |
|--------------------|------|-----------------|-------------|-----------------|-------------|-------------|-------------|-----------------|--------------|
| 2012               | 01   | 418.81          | 0.00        | 418.81          | 0.00        | 0.00        | 0.00        | 418.81          |              |
| 2012               | 11   | 1,217.17        | 0.00        | 1,217.17        | 0.00        | 0.00        | 0.00        | 1,217.17        |              |
| 2012               | 55   | 2,390.70        | 0.00        | 2,390.70        | 0.00        | 0.00        | 0.00        | 2,390.70        |              |
| 2012               | 60   | 150.60          | 0.00        | 150.60          | 0.00        | 0.00        | 0.00        | 150.60          |              |
| <b>2012 Totals</b> |      | <b>4,177.28</b> | <b>0.00</b> | <b>4,177.28</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>4,177.28</b> |              |

**LEGEND FOR INTERPRETING SCHEDULE OF USE** [Number ( ) occurring after type of use refers to SECTION 5-B, 1-161 Definitions and Explanatory Notes (General Definitions are in SECTION 5-C, 1-79)]

☒ Designates use permitted in district indicated.

☐ Designates use prohibited in district indicated.

☒ S Designates use may be approved as Specific Use Permit, SECTION 8

**SECTION 4-K. RETAIL AND RELATED SERVICE USES**

| Type of Use                                  | A | SF-1 | SF-2 | SF-3 | 2F | MF-1 | MF-2 | P | O | NS | GR | C | HC | CA | I-1 | I-2 | PD |
|----------------------------------------------|---|------|------|------|----|------|------|---|---|----|----|---|----|----|-----|-----|----|
| Antique Shop (4)                             |   |      |      |      |    |      |      |   |   | ●  | ●  | ● | ●  | ●  | ●   | ●   | ●  |
| Art Supply Store                             |   |      |      |      |    |      |      |   |   | ●  | ●  | ● | ●  | ●  | ●   | ●   | ●  |
| Bakery or Confectionery Shop (Retail) (17)   |   |      |      |      |    |      |      |   |   |    | ●  | ● | ●  | ●  | ●   | ●   | ●  |
| Bank or Saving And Loan Office (16)          |   |      |      |      |    |      |      |   | S |    | ●  | ● | ●  | ●  | ●   | ●   | ●  |
| Barber or Beauty Shop                        |   |      |      |      |    |      |      |   | S | ●  | ●  | ● | ●  | ●  | ●   | ●   | ●  |
| Book or Stationery Shop                      |   |      |      |      |    |      |      |   | S | ●  | ●  | ● | ●  | ●  | ●   | ●   | ●  |
| Camera Shop                                  |   |      |      |      |    |      |      |   | S | ●  | ●  | ● | ●  | ●  | ●   | ●   | ●  |
| Cleaning Shop or Laundry (Limited Area) (31) |   |      |      |      |    |      |      |   |   | ●  | ●  | ● | ●  | ●  | ●   | ●   | ●  |
| Cleaning Laundromat (30)                     |   |      |      |      |    |      |      |   |   | ●  | ●  | ● | ●  | ●  | ●   | ●   | ●  |
| Clinic, Medical or Dental (33)               |   |      |      |      |    |      |      |   | ● | ●  | ●  | ● | ●  | ●  | ●   | ●   | ●  |
| Custom Personal Service Shop (41)            |   |      |      |      |    |      |      |   | S | ●  | ●  | ● | ●  | ●  | ●   | ●   | ●  |
| Department Store or Discount Store           |   |      |      |      |    |      |      |   |   |    | ●  | ● | ●  | ●  | ●   | ●   | ●  |
| Drug Store or Pharmacy                       |   |      |      |      |    |      |      |   | S | ●  | ●  | ● | ●  | ●  | ●   | ●   | ●  |
| Farmers Market (Open Air) (50)               |   |      |      |      |    |      |      |   |   |    |    |   | S  |    |     |     |    |
| Florist Shop (54)                            |   |      |      |      |    |      |      |   | S | ●  | ●  | ● | ●  | ●  | ●   | ●   | ●  |
| Food Store (55)                              |   |      |      |      |    |      |      |   |   | ●  | ●  | ● | ●  | ●  | ●   | ●   | ●  |
| Furniture or Appliance Store (57)            |   |      |      |      |    |      |      |   |   |    | ●  | ● | ●  | ●  | ●   | ●   | ●  |

**SECTION 4-K. RETAIL AND RELATED SERVICE USES *cont.***

| Type of Use Continued                                       | A | SF-1 | SF-2 | SF-3 | 2F | MF-1 | MF-2 | P | O | NS | GR | C | HC | CA | I-1 | I-2 | PD |
|-------------------------------------------------------------|---|------|------|------|----|------|------|---|---|----|----|---|----|----|-----|-----|----|
| Garden Shop and Plant Sales (58)                            |   |      |      |      |    |      |      |   |   |    | ●  | ● | ●  | ●  | ●   | ●   | ●  |
| Handcraft and Art Objects Sales                             |   |      |      |      |    |      |      |   |   | ●  | ●  | ● | ●  | ●  | ●   | ●   | ●  |
| Hardware Store or Hobby Shop                                |   |      |      |      |    |      |      |   |   | ●  | ●  | ● | ●  | ●  | ●   | ●   | ●  |
| Key Shop                                                    |   |      |      |      |    |      |      |   |   | ●  | ●  | ● | ●  | ●  | ●   | ●   | ●  |
| Laboratory, Medical or Dental                               |   |      |      |      |    |      |      |   | S | ●  | ●  | ● | ●  | ●  | ●   | ●   | ●  |
| Medical Appliances, Fitting, Sales or Rental                |   |      |      |      |    |      |      |   | S | ●  | ●  | ● | ●  | ●  | ●   | ●   | ●  |
| Mortuary (84)                                               |   |      |      |      |    |      |      |   | S | ●  | ●  | ● | ●  | ●  | ●   | ●   | ●  |
| Offices, General Business or Professional (91)              |   |      |      |      |    |      |      |   | ● | ●  | ●  | ● | ●  | ●  | ●   | ●   | ●  |
| Office Showroom/Warehouse or Sales Facilities (90)          |   |      |      |      |    |      |      |   |   |    |    | ● | ●  | S  | ●   | ●   | ●  |
| Optical Shop or Laboratory                                  |   |      |      |      |    |      |      |   | S |    | ●  | ● | ●  | ●  | ●   | ●   | ●  |
| Pawn Shop (100)                                             |   |      |      |      |    |      |      |   |   |    |    | ● |    |    | ●   | ●   | ●  |
| Pet Shop, Small Animals, Birds, and Fish (101)              |   |      |      |      |    |      |      |   |   |    | ●  | ● | ●  | ●  | ●   | ●   | ●  |
| Private Club (106)                                          |   |      |      |      |    |      |      |   |   |    | ●  | ● | ●  | ●  | ●   | ●   | ●  |
| Repair of Appliances, T.V., Radio and Similar Equipment     |   |      |      |      |    |      |      |   |   |    | ●  | ● | ●  | ●  | ●   | ●   | ●  |
| Restaurant or Cafeteria (Not Drive-In Type) (117)           |   |      |      |      |    |      |      |   | S | S  | ●  | ● | ●  | ●  | ●   | ●   | ●  |
| Restaurant or Eating Establishment (Drive-In Service) (118) |   |      |      |      |    |      |      |   |   |    | ●  | ● | ●  | ●  | ●   | ●   | ●  |
| Retail Shop, Apparel, Gift Accessory and Similarities (120) |   |      |      |      |    |      |      |   |   |    | ●  | ● | ●  | ●  | ●   | ●   | ●  |
| Sexually Oriented Establishment (129)                       |   |      |      |      |    |      |      |   |   |    |    |   |    |    | S   |     |    |
| Studio Decorator and Display of Art Objects                 |   |      |      |      |    |      |      |   | ● |    | ●  | ● | ●  | ●  | ●   | ●   | ●  |

SECTION 4-K. RETAIL AND RELATED SERVICE USES cont.

| Type of Use Continued                                      | A | SF-1 | SF-2 | SF-3 | 2F | MF-1 | MF-2 | P | O | NS | GR | C | HC | CA | I-1 | I-2 | PD |
|------------------------------------------------------------|---|------|------|------|----|------|------|---|---|----|----|---|----|----|-----|-----|----|
| Studio Health Reducing or Similar Service                  |   |      |      |      |    |      |      |   | ● |    | ●  | ● | ●  | ●  | ●   | ●   | ●  |
| Studio, Photographer, Artist, Music, Drama, or Dance (135) |   |      |      |      |    |      |      |   | ● | S  | ●  | ● | ●  | ●  | ●   | ●   | ●  |
| Tool Rental (147)                                          |   |      |      |      |    |      |      |   |   |    | ●  | ● | ●  | ●  | ●   | ●   | ●  |
| Trailer or RV Sales or Display (152)                       |   |      |      |      |    |      |      |   |   |    |    | ● | S  |    | ●   | ●   | ●  |
| Variety Store or Other Retail Outlet Store                 |   |      |      |      |    |      |      |   |   |    | ●  | ● | ●  | ●  | ●   | ●   | ●  |
| Veterinarian Office Only (No Animal Hospital) (159)        |   |      |      |      |    |      |      |   | ● |    | ●  | ● | ●  | S  | ●   | ●   | ●  |

**LEGEND FOR INTERPRETING SCHEDULE OF USE** [Number ( ) occurring after type of use refers to **SECTION 5-B, 1-161** Definitions and Explanatory Notes (General Definitions are in **SECTION 5-C, 1-79**)]



Designates use permitted in district indicated.



Designates use prohibited in district indicated.



Designates use may be approved as Specific Use Permit, **SECTION 8**

**SECTION 4-M. COMMERCIAL TYPE USES**

| Type of Use                                                       | A | SF-1 | SF-2 | SF-3 | 2F | MF-1 | MF-2 | P | O | NS | GR | C | HC | CA | I-1 | I-2 | PD |
|-------------------------------------------------------------------|---|------|------|------|----|------|------|---|---|----|----|---|----|----|-----|-----|----|
| Bakery Wholesale (18)                                             |   |      |      |      |    |      |      |   |   |    |    | ● |    | S  | ●   | ●   | ●  |
| Building Material Sale (23)                                       |   |      |      |      |    |      |      |   |   |    |    | ● | ●  | S  | ●   | ●   | ●  |
| Cabinet and Upholstery Shop                                       |   |      |      |      |    |      |      |   |   |    |    | ● | ●  |    | ●   | ●   | ●  |
| Cleaning, Drying or Laundry Plant                                 |   |      |      |      |    |      |      |   |   |    |    | ● |    | S  | ●   | ●   | ●  |
| Clothing or Similar Light Assembly Process (76)                   |   |      |      |      |    |      |      |   |   |    |    | ● |    | S  | ●   | ●   | ●  |
| Contractors Storage or Equipment Yard (38)                        |   |      |      |      |    |      |      |   |   |    |    | ● |    |    | ●   | ●   |    |
| Heavy Machinery Sales, Storage or Repair (64)                     |   |      |      |      |    |      |      |   |   |    |    | ● | S  |    | ●   | ●   | ●  |
| Lithographic or Print Shop                                        |   |      |      |      |    |      |      |   |   |    |    | ● | S  | ●  | ●   | ●   | ●  |
| Maintenance and Repair Service for Buildings                      |   |      |      |      |    |      |      |   |   |    |    | ● | S  | S  | ●   | ●   | ●  |
| Milk Depot, Dairy or Ice Cream Plant                              |   |      |      |      |    |      |      |   |   |    |    | ● |    | S  | ●   | ●   | ●  |
| Manufactured House or Industrialized Homes Sales and Display (79) |   |      |      |      |    |      |      |   |   |    |    |   |    |    |     |     | ●  |
| Open Storage of Furniture, Appliances or Machinery, Etc. (94)     |   |      |      |      |    |      |      |   |   |    |    |   |    |    | ●   | ●   | ●  |
| Paint Shop (97)                                                   |   |      |      |      |    |      |      |   |   |    |    | ● | S  |    | ●   | ●   | ●  |
| Petroleum Products, Storage and Wholesale                         |   |      |      |      |    |      |      |   |   |    |    | ● |    |    | ●   | ●   | ●  |

**SECTION 4-M. COMMERCIAL TYPE USES cont.**

| Type of Use Continued                                  | A | SF-1 | SF-2 | SF-3 | 2F | MF1 | MF2 | P | O | NS | GR | C | HC  | CA | I1 | I2 | PD |
|--------------------------------------------------------|---|------|------|------|----|-----|-----|---|---|----|----|---|-----|----|----|----|----|
| Plumbing Shop                                          |   |      |      |      |    |     |     |   |   |    |    |   | ● S | ●  | ●  | ●  | ●  |
| Propane Storage and Distribution (107)                 |   |      |      |      |    |     |     |   |   |    |    | ● |     |    | ●  | ●  | ●  |
| Storage Warehouse (134)                                |   |      |      |      |    |     |     |   |   |    |    | ● | S   |    | ●  | ●  | ●  |
| Trailer or Recreational Vehicle Sales or Display (151) |   |      |      |      |    |     |     |   |   |    |    | ● | S   |    | ●  | ●  | ●  |
| Welding or Machine Shop                                |   |      |      |      |    |     |     |   |   |    |    | ● | S   |    | ●  | ●  | ●  |
| Wholesale Office Storage or Sales Facilities (160)     |   |      |      |      |    |     |     |   |   |    |    | ● | S   | S  | ●  | ●  | ●  |



TO: Planning and Zoning Commission  
FROM: Edie Sims, City Secretary  
DATE: November 15, 2012  
SUBJECT: Public hearing to consider, discuss and act upon a request for a Specific Use Permit for American Glory Game Room located at 2202 West Audie Murphy Parkway, Farmersville

- Specific Use Permit Application is attached.
- Plat is attached.
- Map of gaming machines inside the facility
- Tax records are attached for the 2012 tax values
- Draft Ordinance is attached for approval, changes and recommendations.

**ACTION:**

- a) Open the Public Hearing and call the time.
- b) Ask for anyone to come forward and speak who is FOR the Specific Use Permit.
- c) Ask for anyone to come forward and speak who OPPOSES the Specific Use Permit.
- d) Close the Public Hearing and call the time.
- e) Commission to discuss the matter and review the Draft Ordinance presented.
- f) Approve or disapprove recommending the Specific Use Permit request to the City Council for final approval with the Ordinance, including potential changes.

(II - C)



## Specific Use Permit Routing Sheet

File Name Description: W AUDIE MURPHY PARKWAY, 2202

| Initials/Date Completed                                                     | Description of Activity                                                                                                                                                                                                                                                     | Responsible Party     |
|-----------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|
| 11/06/12 E                                                                  | Receipt of plat documentation. Verify complete.                                                                                                                                                                                                                             | City Secretary        |
| 11/09/12 E                                                                  | Verify original tax certificate indicates no delinquent taxes                                                                                                                                                                                                               | City Secretary        |
| 11/09/12 E                                                                  | Verify no delinquent assessments, fees, or debts to the City <u>OUTSTANDING WATER BILL AS OF 11/09/12</u>                                                                                                                                                                   | City Secretary        |
| 11/06/12 E                                                                  | Receipt of retainer and fees                                                                                                                                                                                                                                                | City Secretary        |
| 11/06/12 DH                                                                 | Assign PO to project. Use proposed name of subdivision.                                                                                                                                                                                                                     | Finance Manager       |
|                                                                             | File original office copy of plat documentation<br>street name<space>name of subdivision                                                                                                                                                                                    | Public Works          |
|                                                                             | File electronic version of plat documentation                                                                                                                                                                                                                               | Public Works          |
|                                                                             | Create routing documentation set using copies, attach checklist                                                                                                                                                                                                             | Public Works          |
|                                                                             | Fire Chief review                                                                                                                                                                                                                                                           | Fire Chief            |
|                                                                             | Police Chief review                                                                                                                                                                                                                                                         | Police Chief          |
|                                                                             | Engineering review using checklist                                                                                                                                                                                                                                          | City Engineer         |
|                                                                             | Request electronic and paper documentation (as required)<br>15 copies of plat, final version<br>1 mylar of plat, final version<br>3 sets AS-BUILT drawings<br>1 CD of plat, as-builts<br>Letter of satisfactory completion (public improvements)<br>2-year maintenance bond | City Engineer         |
|                                                                             | Receive electronic and paper documentation updates (as required)                                                                                                                                                                                                            | City Engineer         |
|                                                                             | Engineer review of updates with spell check                                                                                                                                                                                                                                 | City Engineer         |
|                                                                             | Engineer's approval letter with stamp                                                                                                                                                                                                                                       | City Engineer         |
| <b>Technically Complete (6 Working Days Prior to P&amp;Z Board Meeting)</b> |                                                                                                                                                                                                                                                                             |                       |
|                                                                             | Public Works Director recommendation letter                                                                                                                                                                                                                                 | Public Works Director |



*Replat Routing Sheet*

|            |                                                                                                                                 |                |
|------------|---------------------------------------------------------------------------------------------------------------------------------|----------------|
|            | City Manager review                                                                                                             | City Manager   |
| 10/25/12 ③ | Public Hearing Advertisement (minimum 30 days)                                                                                  | City Secretary |
| 10/25/12 ③ | Add item to P&Z agenda with public hearing                                                                                      | City Secretary |
|            | P&Z approval                                                                                                                    | P&Z Board      |
| 10/25/12 ③ | Public Hearing Advertisement (minimum 30 days)                                                                                  | City Secretary |
| 10/25/12 ③ | Add item to City Council agenda with public hearing                                                                             | City Secretary |
|            | City Council approval                                                                                                           | City Council   |
|            | City Manager signature                                                                                                          | City Manager   |
|            | P&Z Chairman signature                                                                                                          | P&Z Chairman   |
| 11/06/12 ③ | Owner signature (Notarized)                                                                                                     | Owner          |
|            | Mayor signature                                                                                                                 | Mayor          |
|            | Surveyor signature (Notarized)                                                                                                  | Surveyor       |
|            | City Engineer signature                                                                                                         | City Engineer  |
|            | City Secretary signature                                                                                                        | City Secretary |
|            | File plat with county, 1 mylar                                                                                                  | City Secretary |
|            | Engineer marks documentation set approved                                                                                       | City Engineer  |
|            | Distribute owner copy                                                                                                           | City Secretary |
|            | File City copy, 1 paper copy                                                                                                    | City Secretary |
|            | File final electronic version of plat documentation including routing sheet. Including scanned copy of filed plat (PDF format). | City Secretary |
|            | Place file on City Secretary's desk awaiting address assignment from the county                                                 | City Secretary |
|            | Change filing system identifiers to reflect address street name<space>address number                                            | City Secretary |



**CITY OF FARMERSVILLE  
SPECIFIC USE PERMIT APPLICATION**

APPLICANT'S NAME: Chris Ball

APPLICANT'S ADDRESS: 4316 MAILLARD LN SACHSE TX 75048

APPLICANT'S CONTACT NUMBERS: 469-585-4549

NAME OF OWNER: CHRIS BALL

ADDRESS OF OWNER: 4316 MAILLARD LN SACHSE TX 75048

LOCATION OF PROPERTY: 2202 West Audie Murphy Parkway

**LEGAL DESCRIPTION OF PROPERTY:**

LOT NO. 2 TRACT \_\_\_\_\_ BLOCK NO. —

PLAT — ADDITION: —

SURVEY: Farmersville West (CFC) NUMBER OF ACRES: 1.9368

For properties not in a recorded subdivision, submit a copy of a current survey or plat showing the properties proposed to be changed, and a complete legal field note description.

PROPOSED USE: GAMEROOM

ATTACH A LETTER describing all processes and activities involved with the proposed uses.

ATTACH A SITE PLAN drawn to scale with the information listed on the back of this sheet.

THE EIGHT CONDITIONS listed on the back of this sheet **MUST** be met before City Council can grant a Specific Use Permit.

**ATTACH THE APPROPRIATE FEE:**

|                                            |          |
|--------------------------------------------|----------|
| LESS THAN ½ ACRE .....                     | \$100.00 |
| ½ ACRE OR MORE AND LESS THAN 5 ACRES ..... | \$250.00 |
| 5 ACRES OR MORE .....                      | \$500.00 |
| PUBLIC HEARING FEE (PER HEARING).....      | \$ 12.50 |

I, being the undersigned applicant, understand that all of the conditions, dimensions, building sizes, landscaping and parking areas depicted on the site plan shall be adhered to as amended and approved by the City Council.

SIGNATURE OF APPLICANT: Chris Ball Date: 11-6-12

SIGNATURE OF OWNER: Chris Ball Date: 11-6-12  
(If not applicant)

INCLUDE THE FOLLOWING INFORMATION ON A SITE PLAN. THE PLAN MUST BE DRAWN TO SCALE.

- Boundaries of the area covered by the site plan.
- The location of each existing and proposed building and structure in the area covered by the site plan and the number of stories, height, roof line, gross floor area and location of building entrances and exits.
- The location of existing drainage ways and significant natural features.
- Proposed landscaping and screening buffers.
- The location and dimensions of all curb cuts, public and private streets, parking and loading areas, pedestrian walks, lighting facilities, and outside trash storage facilities.
- The location, height and type of each wall, fence, and all other types of screening.
- The location, height and size of all proposed signs.

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THE ZONING ORDINANCE REQUIRES THAT THESE EIGHT CONDITIONS MUST BE MET BEFORE A SPECIFIC USE PERMIT CAN BE ISSUED:

- That the specific use will be compatible with and not injurious to the use and enjoyment of other property, nor significantly diminish or impair property values within the immediate vicinity; and
- That the establishment of the specific use will not impede the normal and orderly development and improvement of surrounding vacant property.
- That adequate utility, access roads, drainage and other necessary supporting facilities have been or will be provided.
- The design, location and arrangement of all driveways and parking spaces provide for the safe and convenient movement of vehicular and pedestrian traffic without adversely affecting the general public or adjacent development.
- That adequate nuisance prevention measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration.
- That directional lighting will be provided so as not to disturb or adversely affect neighboring properties.
- That there are sufficient landscaping and screening to insure harmony and compatibility with adjacent property
- That the proposed use is in accordance with the Comprehensive Plan.

[illegible]

2018年12月

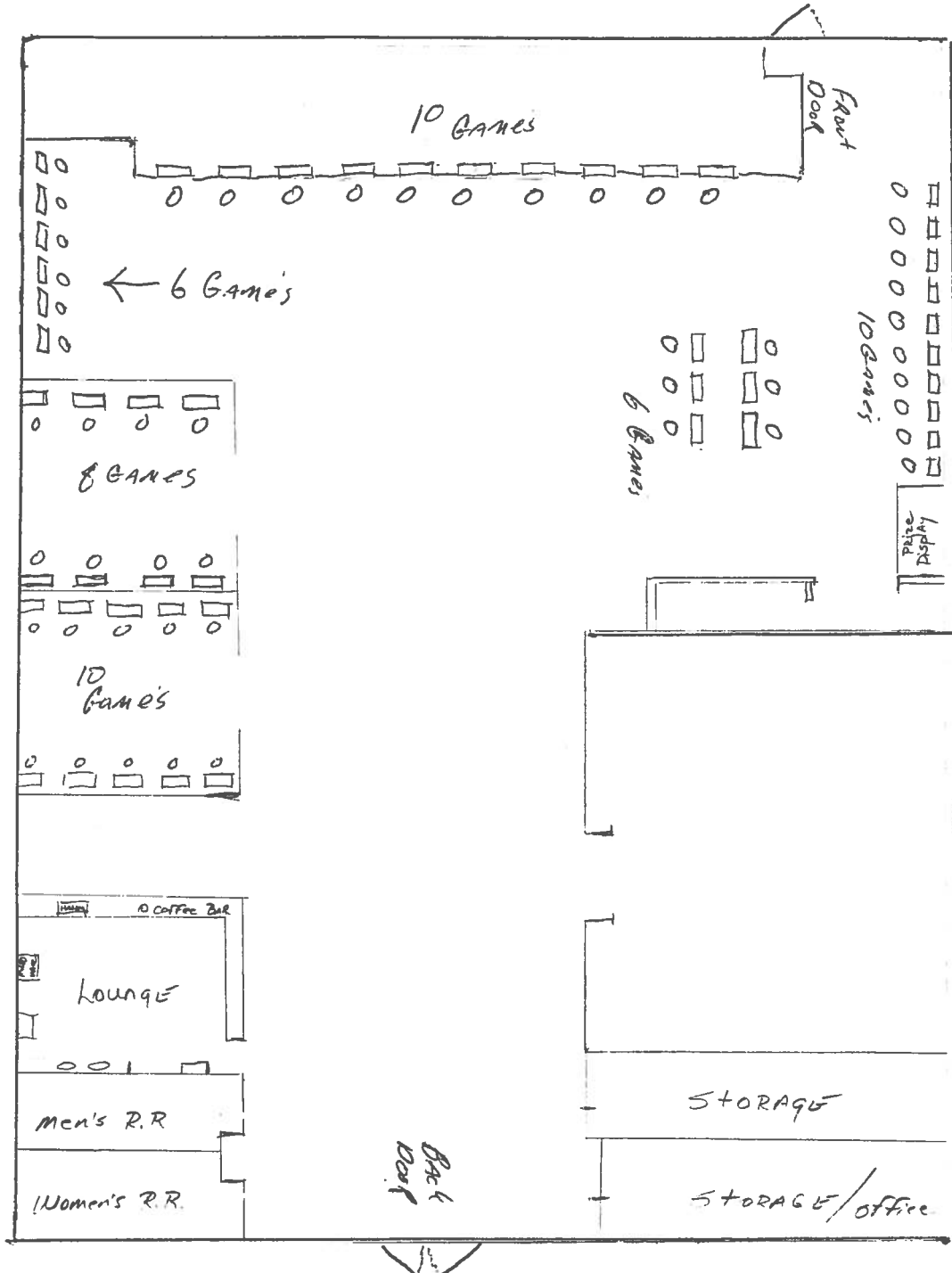
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AMERICAN Glory Game Room

2202 West Audie Murphy Parkway



COLLIN CAD Property Details

Prop ID: 2595283 / Geo ID: R-8976-000-0020-1

CURRENT PROPERTY INFORMATION

| | | | |
|---|--|-----------------------------|----------------------|
| Owner's Name and Mailing Address | P R E AND COMPANY LLC
18530 MEGANS WAY
FARMERSVILLE, TX 75442-5791 | | |
| Location | 2202 AUDIE MURPHY PKWY W
FARMERSVILLE, TX 75442 | | |
| Legal Description | FARMERSVILLE WEST (CFC), LOT 2, 1.9368 ACRES | | |
| Agent | | | |
| Exemptions | Code | Description | |
| | | | |
| Taxing Entities | Code | Name | 2011 Tax Rate |
| | CFC | FARMERSVILLE CITY | 0.842901000 |
| | GCN | COLLIN COUNTY | 0.240000000 |
| | JCN | COLLIN CO COMMUNITY COLLEGE | 0.086300000 |
| | SFC | FARMERSVILLE ISD | 1.340000000 |

Data above as of 2012-10-28.

Data below 2012 Certified, as of 2012-09-02.


MAPS and FORMS


 [Plat Map Image \(TIFF format\)](#)

 [New! Plat Map \(PDF format\)](#)

 [GIS Digital Map](#)

 [Homestead, Over 65, or Disabled Person Exemption Application](#)

 [Agricultural \(1D1\) Application](#)

 [New! 2012 Notice of Appraised Value](#)

2012 CERTIFIED VALUE INFORMATION

| | |
|---------------------------------------|------------------|
| Improvement Homesite | \$0 |
| Improvement Non-Homesite | \$186,163 |
| Total Improvement Market Value | \$186,163 |
| | |
| Land Homesite | \$0 |
| Land Non-Homesite | \$295,285 |
| Land Agricultural Market Value | \$0 |
| Total Land Market Value | \$295,285 |
| | |
| Total Market Value | \$481,448 |
| Agricultural Productivity Loss | \$0 |
| Total Appraised Value | \$481,448 |
| Homestead Cap Loss | \$0 |
| Total Assessed Value | \$481,448 |

Note: A value of 0 may indicate that the notice of value has not yet been sent.

2012 CERTIFIED EXEMPTION INFORMATION

| | |
|-----------------------|------------------------------|
| Exemption Code | Exemption Description |
|-----------------------|------------------------------|

2012 CERTIFIED VALUE BY TAXING JURISDICTION

| Entity Code | Entity Name | Market Value | Appraised Value | Assessed Value | Taxable Value | 2011 Tax Rate |
|-------------|-------------------|--------------|-----------------|----------------|---------------|---------------|
| CFC | FARMERSVILLE CITY | \$481,448.00 | \$481,448.00 | \$481,448.00 | \$481,448.00 | 0.642901000 |
| GCN | COLLIN COUNTY | \$481,448.00 | \$481,448.00 | \$481,448.00 | \$481,448.00 | 0.240000000 |
| JCN | COLLIN COLLEGE | \$481,448.00 | \$481,448.00 | \$481,448.00 | \$481,448.00 | 0.086300000 |
| SFC | FARMERSVILLE ISD | \$481,448.00 | \$481,448.00 | \$481,448.00 | \$481,448.00 | 1.340000000 |

2012 CERTIFIED IMPROVEMENT INFORMATION

| Imp. ID | State Category and Description |
|---------|--------------------------------|
| 1626003 | F2 - REAL INDUSTRIAL |

2012 CERTIFIED IMPROVEMENT SEGMENT INFORMATION

| Imp ID | Seg ID | Description | Year Built | Sq Ft |
|-------------------|---------|----------------|------------|---------|
| 1626003 | 1105676 | MA - MAIN AREA | 1996 | 6,250.0 |
| 1626003 | 1105677 | CAN - CANOPY | 1996 | 1,620.0 |
| Total Living Area | | | | 6,250.0 |

2012 CERTIFIED LAND INFORMATION

| Land ID | State Category | Size-Acres | Size-Sqft |
|---------|----------------|------------|-----------|
| 1826475 | INDUSTRIAL | 1.936800 | 0 |

VALUE HISTORY

| Year | Imprv | Land | Market | Appraised | Assessed | Entities | Exemptions |
|------|---------|---------|---------|-----------|----------|--------------------|------------|
| 2011 | 110,831 | 295,285 | 406,116 | 406,116 | 406,116 | CFC, GCN, JCN, SFC | |
| 2010 | 112,092 | 295,285 | 407,377 | 407,377 | 407,377 | CFC, GCN, JCN, SFC | |
| 2009 | 138,827 | 295,285 | 434,112 | 434,112 | 434,112 | CFC, GCN, JCN, SFC | |
| 2008 | 145,926 | 295,285 | 441,211 | 441,211 | 441,211 | CFC, GCN, JCN, SFC | |
| 2007 | 280,535 | 168,734 | 449,269 | 449,269 | 449,269 | CFC, GCN, JCN, SFC | |
| 2006 | 71,515 | 126,551 | 198,066 | 198,066 | 198,066 | CFC, GCN, JCN, SFC | |
| | 0 | 0 | 0 | 0 | 0 | | |

For prior years' history, please click [here](#)

DEED HISTORY

| Seller Name | Buyer Name | Deed Date | Instrument | Deed Vol | Deed Page |
|----------------------|-----------------------|-------------|------------|----------|-----------|
| HINES LUCIEN | P R E AND COMPANY LLC | May 17 2006 | 838120 | | |
| HINES LUCIEN & WANDA | HINES LUCIEN | Oct 18 2004 | 0151885 | 5776 | 2600 |

SB 541, effective September 1, 2005, provides that appraisal district websites cannot display photographs, sketches, or floor plans of an improvement to real property that is designed primarily for use as a human residence. Likewise, aerial photography of residential property will also be unavailable unless the photo depicts five or more separately owned buildings.

Property Tax Record

Kenneth L. Maun
 Collin County Tax Assessor Collector
 2300 Bloomdale Rd. Ste 2324
 McKinney, TX 75071
 Ph: 972-547-5020

 [Print Friendly Version](#)
[New Search](#)

Account: R897600000201
APD: 2595283
Location: 0002202AUDIE MURPHY PKWY W
Legal: FARMERSVILLE WEST (CFC), LOT 2,
 1.9368 ACRES
Owner: P R E AND COMPANY LLC
 18530 MEGANS WAY
 FARMERSVILLE TX 75442--579

Acres: 1.937
Yr Built: 0
Sq Ft: 0
Def. Start: NONE
Def. End: NONE
Roll: R

2012 Values
 Improvement Non-Home Site 186,163
 Land Non-Home Site 295,285
2012 Exemptions

Click on the e-Statement button to view Total Tax Due.

Click on the e-Payment button to make a credit card or eCheck payment.

[Current status](#)
[All years](#)
[Tax Estimator](#)
[e-Payment](#)
[e-Statement](#)

| Year | Unit | Levy Amount | Levy Paid | Levy Due | Penalty | Interest | Col Penalty | Total Due | Receipt Date |
|--------------------|------|------------------|-------------|------------------|-------------|-------------|-------------|------------------|--------------|
| 2012 | 01 | 1,155.48 | 0.00 | 1,155.48 | 0.00 | 0.00 | 0.00 | 1,155.48 | |
| 2012 | 11 | 3,358.10 | 0.00 | 3,358.10 | 0.00 | 0.00 | 0.00 | 3,358.10 | |
| 2012 | 55 | 6,595.84 | 0.00 | 6,595.84 | 0.00 | 0.00 | 0.00 | 6,595.84 | |
| 2012 | 60 | 415.48 | 0.00 | 415.48 | 0.00 | 0.00 | 0.00 | 415.48 | |
| 2012 Totals | | 11,524.90 | 0.00 | 11,524.90 | 0.00 | 0.00 | 0.00 | 11,524.90 | |

Account Management - (View)

File Edit Options Functions Consoles Help

Account Number
04-4890-01
New Occupant

Zone
01

Address
2202 W AUDIE MURPHY PKWY

Name
AMERICAN GLORY

General Metered Non-Metered Financial Information Comments History Consumption History Service Orders Devices

Pending Activity 0.00 Balance 148.97 Filter

Drag a column header here to group by that column

| Date | Packet | Type | Receipt # | Reference | Debits | Credits | Balance |
|------------|--------|-------------|-----------|---------------------|--------|---------|---------|
| 11/01/2012 | 006904 | Payment | 91526 | | | 166.23 | 148.97 |
| 11/01/2012 | 000000 | Memo | 91526 | Ex CUT-PMT 155.23CR | | | 304.20 |
| 11/01/2012 | 006886 | Bill | | 9/18-10/22 11/10 | 148.97 | | 304.20 |
| 10/12/2012 | 006853 | Late Charge | | | 13.63 | | 166.23 |
| 10/03/2012 | 006821 | Payment | 90278 | | | 166.00 | 141.60 |
| 10/03/2012 | 000000 | Memo | 90278 | Ex CUT-PMT 156.00CR | | | 297.60 |
| 10/01/2012 | 006796 | Bill | | 8/19- 9/18 10/10 | 142.28 | | 297.60 |
| 09/12/2012 | 006757 | Late Charge | | | 13.63 | | 166.32 |
| 08/28/2012 | 006713 | Payment | 88715 | | | 134.27 | 141.69 |
| 08/28/2012 | 000000 | Memo | 88715 | Ex CUT-PMT 134.27CR | | | 276.96 |
| 09/01/2012 | 006705 | Bill | | 7/20- 8/19 09/10 | 141.69 | | 276.96 |
| 08/14/2012 | 006671 | Late Charge | | | 11.82 | | 134.27 |
| 08/10/2012 | 006659 | Payment | 88287 | | | 169.63 | 122.46 |
| 08/10/2012 | 006654 | Adjustment | | RECONNECT FEE | 25.00 | | 282.08 |
| 08/10/2012 | 000000 | Memo | 88287 | Ex CUT-PMT 159.63CR | | | 257.08 |

☐ Edit This Record

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Clear

**CITY OF FARMERSVILLE
ORDINANCE #2012-1211-005**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FARMERSVILLE, TEXAS, GRANTING AN EXTENSION OF THE SPECIFIC USE PERMIT PROVIDING FOR THE OPERATION OF A GAME ROOM IDENTIFIED AS "JOKERS WILD" SITUATED AT 2202 WEST AUDIE MURPHY PARKWAY, FARMERSVILLE, TEXAS; PROVIDING FOR RESTRICTIONS; AMENDING THE OFFICIAL ZONING MAP; AND PROVIDING FOR PENALTY, SEVERABILITY AND AN EFFECTIVE DATE

WHEREAS, after public notice and public hearing as required by law, the Planning and Zoning Commission of the City of Farmersville, Texas, has recommended a change in zoning classification of the property described herein and has recommended amending the official zoning district map of the Comprehensive Zoning Ordinance of the City of Farmersville, Texas, regarding the rezoning of such property; and

WHEREAS, all legal requirements, conditions, and prerequisites have been complied with prior to this case coming before the City Council of the City of Farmersville; and

WHEREAS, the City Council of the City of Farmersville, after notice and public hearing as required by law and upon due deliberation and consideration of the recommendation of the Planning and Zoning Commission and of all testimony and information submitted during said public hearings, the City Council is of the opinion and finds that the change of such zoning will not be detrimental to the public health, safety, or general welfare of the citizens of the City, and will promote the best and most orderly development of the property affected thereby, and as well the owners and occupants thereof, and the City generally; **NOW, THEREFORE**,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERSVILLE, TEXAS.

SECTION 1. Findings Incorporated

All of the above premises are found to be true and correct legislative and factual determinations of the City of Farmersville and are hereby approved and incorporated into the body of this Ordinance as if copied in their entirety.

SECTION 2. Zoning Amended

From and after the effective date of this Ordinance, the property described herein shall be rezoned as set forth in this section, and the official zoning district map of the Comprehensive Zoning Ordinance of the City of Farmersville, Texas, is hereby amended and changed in the following particulars to reflect the action taken herein, and all other existing sections, subsections, paragraphs, sentences, definitions, phrases, and words of said Comprehensive Zoning Ordinance are not amended but shall remain intact and are hereby ratified, verified, and affirmed, in order to create a change in the zoning classification of the property described herein, as follows:

The Specific Use Permit for the operation of a game room identified as Jokers Wild, located at 2202 West Audie Murphy Parkway, Farmersville, TX 75442, is hereby extended by a term of _____ months/years from the effective date of this Ordinance.

SECTION 3: Conditions and Requirements Imposed

The grant and extension of the Specific Use Permit granted hereby, as established and described in Section 2 herein, shall be and is hereby made subject to the following conditions and requirements:

1. The Specific Use Permit granted hereby is a personal license that is specific to the game room identified as American Glory located at 2202 West Audie Murphy Parkway, Farmersville, TX 75442, and Chris Ball the owner of said game room.
2. The Specific Use Permit granted hereby shall not be transferable to any other named game room or location or owner.
3. No person under the age of 18 years shall be permitted inside the building, structure, facility or space housing the game room.
4. A sign stating that no one under the age of 18 is allowed inside the game room building shall be posted in plain sight immediately inside the entrance stating that "No person under the age of 18 years shall be permitted inside the building, structure, facility or space housing the game room."
5. A maximum of 50 machines shall be permitted in and about the game room.
6. The hours of operation for a Game Room shall be limited to the following hours:
 - a. Monday through Thursday, open at 8:30 a.m. and close at 11:00 p.m.:
 - b. Friday and Saturday, open at 8:30 a.m. and close at 12:00 a.m.; and
 - c. Sundays and holidays, open at 12:00 p.m. and close at 11:00 p.m.
7. All coin-operated machines or devices, described herein above that are situated on or about the premises of the game room shall be permitted by and the occupation tax thereon paid to the State of Texas and the City of Farmersville.
8. The owner of the game room may seek an additional extension or further renewal of this Specific Use Permit prior to its expiration with the length of any such renewal being from six months to two years as may be determined appropriate in the sole discretion of the Planning and Zoning Commission and City Council.
9. The game room shall be laid out and operated in conformity to the site

plan, landscape plan and interior floor plan depicting the location of all coin-operated machines or devices, the manager's station(s), restroom facilities, kitchen and bar facilities, if any, and all areas to which patrons will not be permitted, which plans are attached hereto and incorporated herein.

SECTION 4. Cumulative Repealer

This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances or parts thereof in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim or lawsuit which has been initiated shall continue to be governed by the provisions of such Ordinance and for that purpose the Ordinance shall remain in full force and effect.

SECTION 5. Savings

All rights and remedies of the City of Farmersville are expressly saved as to any and all violations of the provisions of any Ordinances which have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such Ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

SECTION 6. Severability

It is hereby declared to be the intention of the City Council of the City of Farmersville that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this Ordinance should be declared unconstitutional by valid judgment or final decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, or sections of this Ordinance, since the same would have been enacted by the City Council without incorporation in this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph, or section.

SECTION 7. Engrossment and Enrollment

The City Secretary of the City of Farmersville is hereby directed to engross and enroll this Ordinance by copying the exact Caption and the Effective Date clause in the minutes of the City Council of the City of Farmersville and by filing this Ordinance in the Ordinance records of the City.

SECTION 8. Penalty

Any person, firm or corporation violating any of the provisions or terms of this Ordinance or of the Code of Ordinances as amended hereby, shall be subject to the same penalty as provided for in the Code of Ordinances of the City of Farmersville, as previously amended, and upon conviction shall be punished by a

fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.

SECTION 9. Effective Date

This Ordinance shall take effect immediately from and after its passage and publication of the caption as required by law.

PASSED on first reading on the 13th day of November, 2012, and second reading on the 11th day of December, 2012 at properly scheduled meetings of the City Council of the City of Farmersville, Texas, there being a quorum present, and approved by the Mayor on the date set out below.

APPROVED THIS 11th DAY OF DECEMBER, 2012.

APPROVED:

BY: _____
Joseph Helmberger, P.E., Mayor

ATTEST:

Edie Sims, City Secretary



TO: Planning and Zoning Commission
FROM: Edie Sims, City Secretary
DATE: November 15, 2012
SUBJECT: Public hearing to consider, discuss and act upon a request for a Specific Use Permit for Joker's Wild Game Room located at 812 McKinney St., Farmersville

- Specific Use Permit Application is attached.
- Plat is available for review.
- Map of gaming machines inside the facility
- Tax records are attached for the 2012 tax values
- Draft Ordinance is attached for approval, changes and recommendations.

ACTION:

- a) **Open the Public Hearing and call the time.**
- b) **Ask for anyone to come forward and speak who is FOR the Specific Use Permit.**
- c) **Ask for anyone to come forward and speak who OPPOSES the Specific Use Permit.**
- d) **Close the Public Hearing and call the time.**
- e) **Commission to discuss the matter and review the Draft Ordinance presented.**
- f) **Approve or disapprove recommending the Specific Use Permit request to the City Council for final approval with the Ordinance, including potential changes.**

(II - D)



Specific Use Permit Routing Sheet

File Name Description: McKinney St, 812

| Initials/Date Completed | Description of Activity | Responsible Party |
|---|---|-----------------------|
| 11/07/12 E | Receipt of plat documentation. Verify complete. | City Secretary |
| 11/09/12 E | Verify original tax certificate indicates no delinquent taxes | City Secretary |
| 11/09/12 E | Verify no delinquent assessments, fees, or debts to the City | City Secretary |
| 11/07/12 E | Receipt of retainer and fees | City Secretary |
| 11/07/12 DH | Assign PO to project. Use proposed name of subdivision. | Finance Manager |
| | File original office copy of plat documentation
street name<space>name of subdivision | Public Works |
| | File electronic version of plat documentation | Public Works |
| | Create routing documentation set using copies, attach checklist | Public Works |
| | Fire Chief review | Fire Chief |
| | Police Chief review | Police Chief |
| | Engineering review using checklist | City Engineer |
| | Request electronic and paper documentation (as required)
15 copies of plat, final version
1 mylar of plat, final version
3 sets AS-BUILT drawings
1 CD of plat, as-builts
Letter of satisfactory completion (public improvements)
2-year maintenance bond | City Engineer |
| | Receive electronic and paper documentation updates (as required) | City Engineer |
| | Engineer review of updates with spell check | City Engineer |
| | Engineer's approval letter with stamp | City Engineer |
| Technically Complete (6 Working Days Prior to P&Z Board Meeting) | | |
| | Public Works Director recommendation letter | Public Works Director |

Replat Routing Sheet

| | | |
|------------|---|----------------|
| | City Manager review | City Manager |
| 10/25/12 ⑤ | Public Hearing Advertisement (minimum 30 days) | City Secretary |
| 10/25/12 ⑤ | Add item to P&Z agenda with public hearing | City Secretary |
| | P&Z approval | P&Z Board |
| 10/25/12 ⑤ | Public Hearing Advertisement (minimum 30 days) | City Secretary |
| 10/25/12 ⑤ | Add item to City Council agenda with public hearing | City Secretary |
| | City Council approval | City Council |
| | City Manager signature | City Manager |
| | P&Z Chairman signature | P&Z Chairman |
| 11/07/12 ⑤ | Owner signature (Notarized) | Owner |
| | Mayor signature | Mayor |
| | Surveyor signature (Notarized) | Surveyor |
| | City Engineer signature | City Engineer |
| | City Secretary signature | City Secretary |
| | File plat with county, 1 mylar | City Secretary |
| | Engineer marks documentation set approved | City Engineer |
| | Distribute owner copy | City Secretary |
| | File City copy, 1 paper copy | City Secretary |
| | File final electronic version of plat documentation including routing sheet. Including scanned copy of filed plat (PDF format). | City Secretary |
| | Place file on City Secretary's desk awaiting address assignment from the county | City Secretary |
| | Change filing system identifiers to reflect address street name<space>address number | City Secretary |



**CITY OF FARMERSVILLE
SPECIFIC USE PERMIT APPLICATION**

APPLICANT'S NAME: David A. Sears
APPLICANT'S ADDRESS: 1578 Hwy. 547 Farmersville, TX. 75442
APPLICANT'S CONTACT NUMBERS: 469-964-4259 or 469-964-0565
NAME OF OWNER: David A. Sears
P.O. Box 47
ADDRESS OF OWNER: 1578 Hwy. 547, Farmersville, TX. 75442
LOCATION OF PROPERTY: 812 McKinney St. Farmersville, TX. 75442

LEGAL DESCRIPTION OF PROPERTY:

LOT NO. A0952 TRACT 130 BLOCK NO. 4
PLAT ADDITION: W. B. Williams
SURVEY: W. B. Williams NUMBER OF ACRES: .337

For properties not in a recorded subdivision, submit a copy of a current survey or plat showing the properties proposed to be changed, and a complete legal field note description.

PROPOSED USE: Game Room

ATTACH A LETTER describing all processes and activities involved with the proposed uses.

ATTACH A SITE PLAN drawn to scale with the information listed on the back of this sheet.

THE EIGHT CONDITIONS listed on the back of this sheet **MUST** be met before City Council can grant a Specific Use Permit.

ATTACH THE APPROPRIATE FEE:

| | |
|--|----------|
| LESS THAN ½ ACRE | \$100.00 |
| ½ ACRE OR MORE AND LESS THAN 5 ACRES | \$250.00 |
| 5 ACRES OR MORE | \$500.00 |
| PUBLIC HEARING FEE (PER HEARING)..... | \$ 12.50 |

I, being the undersigned applicant, understand that all of the conditions, dimensions, building sizes, landscaping and parking areas depicted on the site plan shall be adhered to as amended and approved by the City Council.

SIGNATURE OF APPLICANT: David C. Sean Date: 11-07-12

SIGNATURE OF OWNER: _____ Date: _____
(If not applicant)

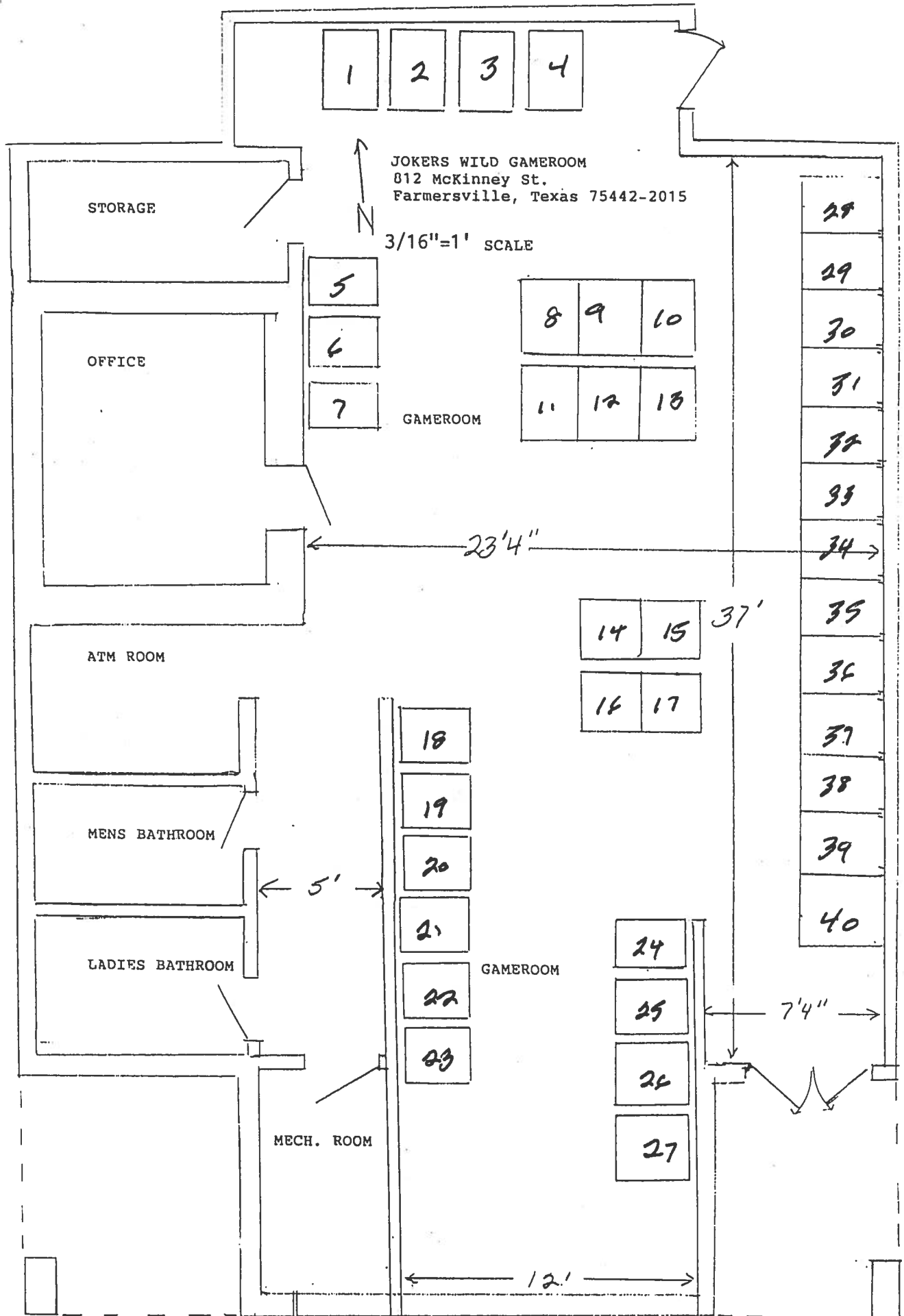
INCLUDE THE FOLLOWING INFORMATION ON A SITE PLAN. THE PLAN MUST BE DRAWN TO SCALE.

- Boundaries of the area covered by the site plan.
- The location of each existing and proposed building and structure in the area covered by the site plan and the number of stories, height, roof line, gross floor area and location of building entrances and exits.
- The location of existing drainage ways and significant natural features.
- Proposed landscaping and screening buffers.
- The location and dimensions of all curb cuts, public and private streets, parking and loading areas, pedestrian walks, lighting facilities, and outside trash storage facilities.
- The location, height and type of each wall, fence, and all other types of screening.
- The location, height and size of all proposed signs.

~~~~~ • ~~~~~

THE ZONING ORDINANCE REQUIRES THAT THESE EIGHT CONDITIONS MUST BE MET BEFORE A SPECIFIC USE PERMIT CAN BE ISSUED:

- That the specific use will be compatible with and not injurious to the use and enjoyment of other property, nor significantly diminish or impair property values within the immediate vicinity; and
- That the establishment of the specific use will not impede the normal and orderly development and improvement of surrounding vacant property.
- That adequate utility, access roads, drainage and other necessary supporting facilities have been or will be provided.
- The design, location and arrangement of all driveways and parking spaces provide for the safe and convenient movement of vehicular and pedestrian traffic without adversely affecting the general public or adjacent development.
- That adequate nuisance prevention measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration.
- That directional lighting will be provided so as not to disturb or adversely affect neighboring properties.
- That there are sufficient landscaping and screening to insure harmony and compatibility with adjacent property
- That the proposed use is in accordance with the Comprehensive Plan.



## COLLIN CAD Property Details

**Prop ID: 1221788 / Geo ID: R-6952-004-1300-1**

### CURRENT PROPERTY INFORMATION

|                                         |                                                                   |                             |                      |
|-----------------------------------------|-------------------------------------------------------------------|-----------------------------|----------------------|
| <b>Owner's Name and Mailing Address</b> | FEAGIN WELDON RAY JR<br>PO BOX 392<br>FARMERSVILLE, TX 75442-0392 |                             |                      |
| <b>Location</b>                         | 812 MCKINNEY ST<br>FARMERSVILLE, TX 75442                         |                             |                      |
| <b>Legal Description</b>                | ABS A0952 W B WILLIAMS SURVEY, BLK 4, TRACT 130, .337 ACRES       |                             |                      |
| <b>Agent</b>                            |                                                                   |                             |                      |
| <b>Exemptions</b>                       | <b>Code</b>                                                       | <b>Description</b>          |                      |
|                                         |                                                                   |                             |                      |
| <b>Taxing Entities</b>                  | <b>Code</b>                                                       | <b>Name</b>                 | <b>2011 Tax Rate</b> |
|                                         | CFC                                                               | FARMERSVILLE CITY           | 0.642901000          |
|                                         | GCN                                                               | COLLIN COUNTY               | 0.240000000          |
|                                         | JCN                                                               | COLLIN CO COMMUNITY COLLEGE | 0.086300000          |
|                                         | SFC                                                               | FARMERSVILLE ISD            | 1.340000000          |

**Data above as of 2012-11-04.**

**Data below 2012 Certified, as of 2012-09-02.**

### MAPS and FORMS

[Plat Map Image \(TIFF format\)](#)

[\*\*New!\*\* Plat Map \(PDF format\)](#)

[GIS Digital Map](#)

[Homestead, Over 65, or Disabled Person Exemption Application](#)

[Agricultural \(1D1\) Application](#)

[\*\*New!\*\* 2012 Notice of Appraised Value](#)

### 2012 CERTIFIED VALUE INFORMATION

|                                       |            |
|---------------------------------------|------------|
| <b>Improvement Homesite</b>           | \$0        |
| <b>Improvement Non-Homesite</b>       | \$42,240   |
| <b>Total Improvement Market Value</b> | \$42,240   |
|                                       |            |
| <b>Land Homesite</b>                  | \$0        |
| <b>Land Non-Homesite</b>              | \$29,360   |
| <b>Land Agricultural Market Value</b> | \$0        |
| <b>Total Land Market Value</b>        | \$29,360   |
|                                       |            |
| <b>Total Market Value</b>             | \$71,600   |
| <i>Agricultural Productivity Loss</i> | <b>\$0</b> |
| <b>Total Appraised Value</b>          | \$71,600   |
| <i>Homestead Cap Loss</i>             | <b>\$0</b> |
| <b>Total Assessed Value</b>           | \$71,600   |

*Note: A value of 0 may indicate that the notice of value has not yet been sent.*

### 2012 CERTIFIED EXEMPTION INFORMATION

|                       |                              |
|-----------------------|------------------------------|
| <b>Exemption Code</b> | <b>Exemption Description</b> |
|-----------------------|------------------------------|

**2012 CERTIFIED VALUE BY TAXING JURISDICTION**

| Entity Code | Entity Name       | Market Value | Appraised Value | Assessed Value | Taxable Value | 2011 Tax Rate |
|-------------|-------------------|--------------|-----------------|----------------|---------------|---------------|
| CFC         | FARMERSVILLE CITY | \$71,600.00  | \$71,600.00     | \$71,600.00    | \$71,600.00   | 0.642901000   |
| GCN         | COLLIN COUNTY     | \$71,600.00  | \$71,600.00     | \$71,600.00    | \$71,600.00   | 0.240000000   |
| JCN         | COLLIN COLLEGE    | \$71,600.00  | \$71,600.00     | \$71,600.00    | \$71,600.00   | 0.086300000   |
| SFC         | FARMERSVILLE ISD  | \$71,600.00  | \$71,600.00     | \$71,600.00    | \$71,600.00   | 1.340000000   |

**2012 CERTIFIED IMPROVEMENT INFORMATION**

| Imp. ID | State Category and Description |
|---------|--------------------------------|
| 22875   | F3 - OFFICE COMMERCIAL REAL    |
| 22876   | F3 - OFFICE COMMERCIAL REAL    |

**2012 CERTIFIED IMPROVEMENT SEGMENT INFORMATION**

| Imp ID            | Seg ID | Description           | Year Built | Sq Ft   |
|-------------------|--------|-----------------------|------------|---------|
| 22875             | 46607  | MA - MAIN AREA        | 1980       | 1,684.0 |
| 22876             | 46608  | CON - CONCRETE PAVING | 1982       | 7,095.0 |
| Total Living Area |        |                       |            | 1,684.0 |

**2012 CERTIFIED LAND INFORMATION**

| Land ID | State Category | Size-Acres | Size-Sqft |
|---------|----------------|------------|-----------|
| 20014   | OFFICE         | 0.337000   | 0         |

**VALUE HISTORY**

| Year | Imprv  | Land   | Market | Appraised | Assessed | Entities           | Exemptions |
|------|--------|--------|--------|-----------|----------|--------------------|------------|
| 2011 | 42,610 | 29,360 | 71,970 | 71,970    | 71,970   | CFC, GCN, JCN, SFC |            |
| 2010 | 54,016 | 29,360 | 83,376 | 83,376    | 83,376   | CFC, GCN, JCN, SFC |            |
| 2009 | 32,322 | 29,360 | 61,682 | 61,682    | 61,682   | CFC, GCN, JCN, SFC |            |
| 2008 | 34,454 | 29,360 | 63,814 | 63,814    | 63,814   | CFC, GCN, JCN, SFC |            |
| 2007 | 36,364 | 29,360 | 65,724 | 65,724    | 65,724   | CFC, GCN, JCN, SFC |            |
| 2006 | 37,284 | 29,360 | 66,644 | 66,644    | 66,644   | CFC, GCN, JCN, SFC |            |
| 2005 | 35,152 | 19,084 | 54,236 | 54,236    | 54,236   | CFC, GCN, JCN, SFC |            |

**For prior years' history, please click [here](#)**

**DEED HISTORY**

| Seller Name                 | Buyer Name              | Deed Date   | Instrument | Deed Vol | Deed Page |
|-----------------------------|-------------------------|-------------|------------|----------|-----------|
| TOWN & COUNTRY SAV ASSN     | FEAGIN WELDON RAY JR    | Feb 26 1992 | 92-0020210 |          |           |
| TOWN & COUNTRY SAVINGS ASSN | TOWN & COUNTRY SAV ASSN |             | 0          |          |           |

*SB 541, effective September 1, 2005, provides that appraisal district websites cannot display photographs, sketches, or floor plans of an improvement to real property that is designed primarily for use as a human residence. Likewise, aerial photography of residential property will also be unavailable unless the photo depicts five or more separately owned buildings.*

**Property Tax Record**

Kenneth L. Maun  
 Collin County Tax Assessor Collector  
 2300 Bloomdale Rd. Ste 2324  
 McKinney, TX 75071  
 Ph: 972-547-5020

 [Print Friendly Version](#)
[New Search](#)

**Account:** R695200413001  
**APD:** 1221788  
**Location:** 0000812MCKINNEY ST  
**Legal:** ABS A0952 W B WILLIAMS SURVEY, BLK  
 4, TRACT 130, .337 ACRES  
**Owner:** FEAGIN WELDON RAY JR  
 PO BOX 392  
 FARMERSVILLE TX 75442--039

**Acres:** 0.337  
**Yr Built:** 0  
**Sq Ft:** 0  
**Def. Start:** NONE  
**Def. End:** NONE  
**Roll:** R

**2012 Values**

Improvement Non-Home Site 42,240  
 Land Non-Home Site 29,360

**2012 Exemptions**

Click on the e-Statement button to view Total Tax Due.

Click on the e-Payment button to make a credit card or eCheck payment.

[Current status](#)
[All years](#)
[Tax Estimator](#)
[e-Payment](#)
[e-Statement](#)

| Year               | Unit | Levy Amount     | Levy Paid   | Levy Due        | Penalty     | Interest    | Col Penalty | Total Due       | Receipt Date |
|--------------------|------|-----------------|-------------|-----------------|-------------|-------------|-------------|-----------------|--------------|
| 2012               | 01   | 171.84          | 0.00        | 171.84          | 0.00        | 0.00        | 0.00        | 171.84          |              |
| 2012               | 11   | 499.41          | 0.00        | 499.41          | 0.00        | 0.00        | 0.00        | 499.41          |              |
| 2012               | 55   | 980.92          | 0.00        | 980.92          | 0.00        | 0.00        | 0.00        | 980.92          |              |
| 2012               | 60   | 61.79           | 0.00        | 61.79           | 0.00        | 0.00        | 0.00        | 61.79           |              |
| <b>2012 Totals</b> |      | <b>1,713.96</b> | <b>0.00</b> | <b>1,713.96</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>1,713.96</b> |              |

**CITY OF FARMERSVILLE  
ORDINANCE #2012-1211-006**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FARMERSVILLE, TEXAS, GRANTING AN EXTENSION OF THE SPECIFIC USE PERMIT PROVIDING FOR THE OPERATION OF A GAME ROOM IDENTIFIED AS "JOKERS WILD" SITUATED AT 812 MCKINNEY STREET, FARMERSVILLE, TEXAS; PROVIDING FOR RESTRICTIONS; AMENDING THE OFFICIAL ZONING MAP; AND PROVIDING FOR PENALTY, SEVERABILITY AND AN EFFECTIVE DATE**

**WHEREAS**, after public notice and public hearing as required by law, the Planning and Zoning Commission of the City of Farmersville, Texas, has recommended a change in zoning classification of the property described herein and has recommended amending the official zoning district map of the Comprehensive Zoning Ordinance of the City of Farmersville, Texas, regarding the rezoning of such property; and

**WHEREAS**, all legal requirements, conditions, and prerequisites have been complied with prior to this case coming before the City Council of the City of Farmersville; and

**WHEREAS**, the City Council of the City of Farmersville, after notice and public hearing as required by law and upon due deliberation and consideration of the recommendation of the Planning and Zoning Commission and of all testimony and information submitted during said public hearings, the City Council is of the opinion and finds that the change of such zoning will not be detrimental to the public health, safety, or general welfare of the citizens of the City, and will promote the best and most orderly development of the property affected thereby, and as well the owners and occupants thereof, and the City generally; **NOW, THEREFORE**,

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERSVILLE, TEXAS.**

**SECTION 1. Findings Incorporated**

All of the above premises are found to be true and correct legislative and factual determinations of the City of Farmersville and are hereby approved and incorporated into the body of this Ordinance as if copied in their entirety.

**SECTION 2. Zoning Amended**

From and after the effective date of this Ordinance, the property described herein shall be rezoned as set forth in this section, and the official zoning district map of the Comprehensive Zoning Ordinance of the City of Farmersville, Texas, is hereby amended and changed in the following particulars to reflect the action taken herein, and all other existing sections, subsections, paragraphs, sentences, definitions, phrases, and words of said Comprehensive Zoning Ordinance are not amended but shall remain intact and are hereby ratified, verified, and affirmed, in order to create a change in the zoning classification of the property described herein, as follows:

The Specific Use Permit for the operation of a game room identified as Jokers Wild, located at 812 McKinney Street, Farmersville, TX 75442, is hereby extended by a term of \_\_\_\_\_ months/years from the effective date of this Ordinance.

**SECTION 3: Conditions and Requirements Imposed**

The grant and extension of the Specific Use Permit granted hereby, as established and described in Section 2 herein, shall be and is hereby made subject to the following conditions and requirements:

1. The Specific Use Permit granted hereby is a personal license that is specific to the game room identified as American Glory located at 812 McKinney Street, Farmersville, TX 75442, and David Sears the owner of said game room.
2. The Specific Use Permit granted hereby shall not be transferable to any other named game room or location or owner.
3. No person under the age of 18 years shall be permitted inside the building, structure, facility or space housing the game room.
4. A sign stating that no one under the age of 18 is allowed inside the game room building shall be posted in plain sight immediately inside the entrance stating that "No person under the age of 18 years shall be permitted inside the building, structure, facility or space housing the game room."
5. A maximum of 40 machines shall be permitted in and about the game room.
6. The hours of operation for a Game Room shall be limited to the following hours:
  - a. Monday through Thursday, open at 8:30 a.m. and close at 11:00 p.m.:
  - b. Friday and Saturday, open at 8:30 a.m. and close at 12:00 a.m.; and
  - c. Sundays and holidays, open at 12:00 p.m. and close at 11:00 p.m.
7. All coin-operated machines or devices, described herein above that are situated on or about the premises of the game room shall be permitted by and the occupation tax thereon paid to the State of Texas and the City of Farmersville.
8. The owner of the game room may seek an additional extension or further renewal of this Specific Use Permit prior to its expiration with the length of any such renewal being from six months to two years as may be determined appropriate in the sole discretion of the Planning and Zoning Commission and City Council.
9. The game room shall be laid out and operated in conformity to the site



plan, landscape plan and interior floor plan depicting the location of all coin-operated machines or devices, the manager's station(s), restroom facilities, kitchen and bar facilities, if any, and all areas to which patrons will not be permitted, which plans are attached hereto and incorporated herein.

#### **SECTION 4. Cumulative Repealer**

This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances or parts thereof in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim or lawsuit which has been initiated shall continue to be governed by the provisions of such Ordinance and for that purpose the Ordinance shall remain in full force and effect.

#### **SECTION 5. Savings**

All rights and remedies of the City of Farmersville are expressly saved as to any and all violations of the provisions of any Ordinances which have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such Ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

#### **SECTION 6. Severability**

It is hereby declared to be the intention of the City Council of the City of Farmersville that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this Ordinance should be declared unconstitutional by valid judgment or final decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, or sections of this Ordinance, since the same would have been enacted by the City Council without incorporation in this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph, or section.

#### **SECTION 7. Engrossment and Enrollment**

The City Secretary of the City of Farmersville is hereby directed to engross and enroll this Ordinance by copying the exact Caption and the Effective Date clause in the minutes of the City Council of the City of Farmersville and by filing this Ordinance in the Ordinance records of the City.

#### **SECTION 8. Penalty**

Any person, firm or corporation violating any of the provisions or terms of this Ordinance or of the Code of Ordinances as amended hereby, shall be subject to the same penalty as provided for in the Code of Ordinances of the City of Farmersville, as previously amended, and upon conviction shall be punished by a

fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.

**SECTION 9. Effective Date**

This Ordinance shall take effect immediately from and after its passage and publication of the caption as required by law.

**PASSED** on first reading on the 13<sup>th</sup> day of November, 2012, and second reading on the 11<sup>th</sup> day of December, 2012 at properly scheduled meetings of the City Council of the City of Farmersville, Texas, there being a quorum present, and approved by the Mayor on the date set out below.

**APPROVED THIS 11<sup>th</sup> DAY OF DECEMBER, 2012.**

**APPROVED:**

**BY: \_\_\_\_\_  
Joseph Helmberger, P.E., Mayor**

**ATTEST:**

\_\_\_\_\_  
**Edie Sims, City Secretary**



TO: Planning and Zoning Commission  
FROM: Edie Sims, City Secretary  
DATE: November 15, 2012  
SUBJECT: Public hearing to consider, discuss and act upon a request for a Specific Use Permit for Paradise Isle's Game Room located at 1055 West Audie Murphy Parkway, Suite 103, Farmersville

- Specific Use Permit Application is attached.
- Plat is attached for review.
- Map of gaming machines inside the facility
- Tax records are attached for the 2012 tax values
- Draft Ordinance is attached for approval, changes and recommendations.

**ACTION:**

- a) Open the Public Hearing and call the time.**
- b) Ask for anyone to come forward and speak who is FOR the Specific Use Permit.**
- c) Ask for anyone to come forward and speak who OPPOSES the Specific Use Permit.**
- d) Close the Public Hearing and call the time.**
- e) Commission to discuss the matter and review the Draft Ordinance presented.**
- f) Approve or disapprove recommending the Specific Use Permit request to the City Council for final approval with the Ordinance, including potential changes.**

(II - E)



## Specific Use Permit Routing Sheet

File Name Description: W Audie Murphy Pkwy, 1055 Suite 103

| Initials/Date Completed                                                     | Description of Activity                                                                                                                                                                                                                                                     | Responsible Party     |
|-----------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|
| 11/5/2012 (S)                                                               | Receipt of plat documentation. Verify complete.                                                                                                                                                                                                                             | City Secretary        |
| 11/09/2012 (S)                                                              | Verify original tax certificate indicates no delinquent taxes                                                                                                                                                                                                               | City Secretary        |
| 11/09/2012 (S)                                                              | Verify no delinquent assessments, fees, or debts to the City                                                                                                                                                                                                                | City Secretary        |
| 11/5/2012 (S)                                                               | Receipt of retainer and fees                                                                                                                                                                                                                                                | City Secretary        |
| 11/09/2012 (D)                                                              | Assign PO to project. Use proposed name of subdivision.                                                                                                                                                                                                                     | Finance Manager       |
|                                                                             | File original office copy of plat documentation street name<space>name of subdivision                                                                                                                                                                                       | Public Works          |
|                                                                             | File electronic version of plat documentation                                                                                                                                                                                                                               | Public Works          |
|                                                                             | Create routing documentation set using copies, attach checklist                                                                                                                                                                                                             | Public Works          |
|                                                                             | Fire Chief review                                                                                                                                                                                                                                                           | Fire Chief            |
|                                                                             | Police Chief review                                                                                                                                                                                                                                                         | Police Chief          |
|                                                                             | Engineering review using checklist                                                                                                                                                                                                                                          | City Engineer         |
|                                                                             | Request electronic and paper documentation (as required)<br>15 copies of plat, final version<br>1 mylar of plat, final version<br>3 sets AS-BUILT drawings<br>1 CD of plat, as-builts<br>Letter of satisfactory completion (public improvements)<br>2-year maintenance bond | City Engineer         |
|                                                                             | Receive electronic and paper documentation updates (as required)                                                                                                                                                                                                            | City Engineer         |
|                                                                             | Engineer review of updates with spell check                                                                                                                                                                                                                                 | City Engineer         |
|                                                                             | Engineer's approval letter with stamp                                                                                                                                                                                                                                       | City Engineer         |
| <b>Technically Complete (6 Working Days Prior to P&amp;Z Board Meeting)</b> |                                                                                                                                                                                                                                                                             |                       |
|                                                                             | Public Works Director recommendation letter                                                                                                                                                                                                                                 | Public Works Director |

*Replat Routing Sheet*

|            |                                                                                                                                 |                |
|------------|---------------------------------------------------------------------------------------------------------------------------------|----------------|
|            | City Manager review                                                                                                             | City Manager   |
| 10/25/12 ⑤ | Public Hearing Advertisement (minimum 30 days)                                                                                  | City Secretary |
| 10/25/12 ⑤ | Add item to P&Z agenda with public hearing                                                                                      | City Secretary |
|            | P&Z approval                                                                                                                    | P&Z Board      |
| 10/25/12 ⑤ | Public Hearing Advertisement (minimum 30 days)                                                                                  | City Secretary |
| 10/25/12 ⑤ | Add item to City Council agenda with public hearing                                                                             | City Secretary |
|            | City Council approval                                                                                                           | City Council   |
|            | City Manager signature                                                                                                          | City Manager   |
|            | P&Z Chairman signature                                                                                                          | P&Z Chairman   |
| 11/05/12 ⑤ | Owner signature (Notarized)                                                                                                     | Owner          |
|            | Mayor signature                                                                                                                 | Mayor          |
|            | Surveyor signature (Notarized)                                                                                                  | Surveyor       |
|            | City Engineer signature                                                                                                         | City Engineer  |
|            | City Secretary signature                                                                                                        | City Secretary |
|            | File plat with county, 1 mylar                                                                                                  | City Secretary |
|            | Engineer marks documentation set approved                                                                                       | City Engineer  |
|            | Distribute owner copy                                                                                                           | City Secretary |
|            | File City copy, 1 paper copy                                                                                                    | City Secretary |
|            | File final electronic version of plat documentation including routing sheet. Including scanned copy of filed plat (PDF format). | City Secretary |
|            | Place file on City Secretary's desk awaiting address assignment from the county                                                 | City Secretary |
|            | Change filing system identifiers to reflect address street name<space>address number                                            | City Secretary |

FILED

2012 NOV -5 PM 1:34



Farmersville  
BY ORDINANCE OF THE CITY COUNCIL

FARMERSVILLE  
MUNICIPAL COURT

CONTINUANCE

CITY OF FARMERSVILLE  
SPECIFIC USE PERMIT APPLICATION

APPLICANT'S NAME: DONALD DONAVAN (PARADISE ISLES GAME ROOM)

APPLICANT'S ADDRESS: 6122 Fieldcrest LN SACHSE, TX 75048

APPLICANT'S CONTACT NUMBERS: HOME 972-442-4802 (CEL) 214-901-6333

NAME OF OWNER: SAME

ADDRESS OF OWNER: SAME

LOCATION OF PROPERTY: 1055 W AUDIE MURPHY PKWY, SUITE 103 SUGAR HILL CENTER

**LEGAL DESCRIPTION OF PROPERTY:** (SUGAR HILL CENTER)

LOT NO. 103 TRACT 92 BLOCK NO. 1

PLAT AB ADDITION: DJ JAYNES SURVEY

SURVEY: ABS A 0471 NUMBER OF ACRES: 2.7578 acres

For properties not in a recorded subdivision, submit a copy of a current survey or plat showing the properties proposed to be changed, and a complete legal field note description.

PROPOSED USE: CONTINUANCE OF GAME ROOM

ATTACH A LETTER describing all processes and activities involved with the proposed uses.

ATTACH A SITE PLAN drawn to scale with the information listed on the back of this sheet.

THE EIGHT CONDITIONS listed on the back of this sheet **MUST** be met before City Council can grant a Specific Use Permit.

ATTACH THE APPROPRIATE FEE:

|                                            |          |
|--------------------------------------------|----------|
| LESS THAN ½ ACRE .....                     | \$100.00 |
| ½ ACRE OR MORE AND LESS THAN 5 ACRES ..... | \$250.00 |
| 5 ACRES OR MORE .....                      | \$500.00 |
| PUBLIC HEARING FEE (PER HEARING).....      | \$ 12.50 |

I, being the undersigned applicant, understand that all of the conditions, dimensions, building sizes, landscaping and parking areas depicted on the site plan shall be adhered to as amended and approved by the City Council.

SIGNATURE OF APPLICANT: Don Dunavan Date: 10-29-12

SIGNATURE OF OWNER: \_\_\_\_\_ Date: \_\_\_\_\_  
(If not applicant)

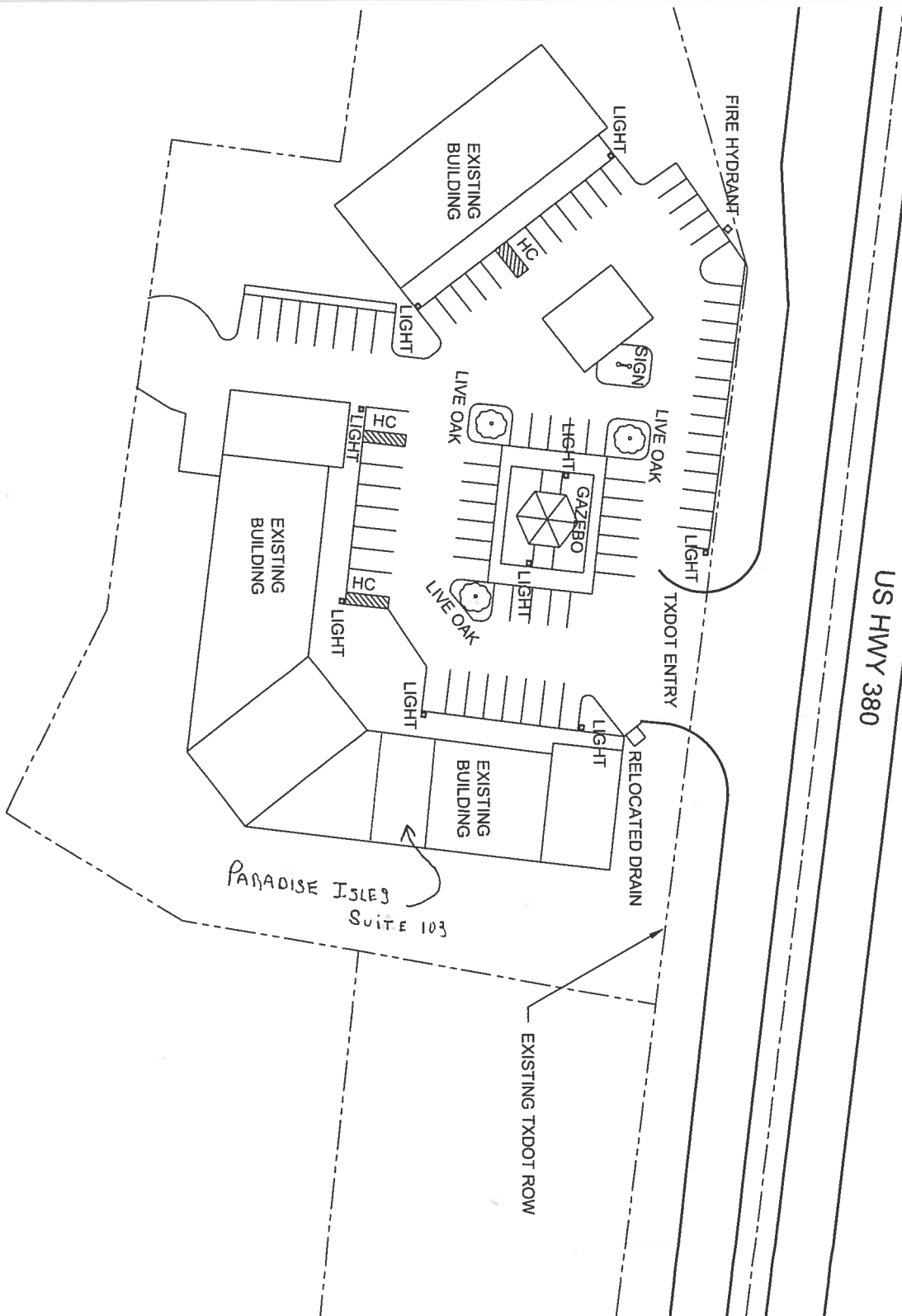
INCLUDE THE FOLLOWING INFORMATION ON A SITE PLAN. THE PLAN MUST BE DRAWN TO SCALE.

- Boundaries of the area covered by the site plan.
- The location of each existing and proposed building and structure in the area covered by the site plan and the number of stories, height, roof line, gross floor area and location of building entrances and exits.
- The location of existing drainage ways and significant natural features.
- Proposed landscaping and screening buffers.
- The location and dimensions of all curb cuts, public and private streets, parking and loading areas, pedestrian walks, lighting facilities, and outside trash storage facilities.
- The location, height and type of each wall, fence, and all other types of screening.
- The location, height and size of all proposed signs.

~~~~~ • ~~~~~

THE ZONING ORDINANCE REQUIRES THAT THESE EIGHT CONDITIONS MUST BE MET BEFORE A SPECIFIC USE PERMIT CAN BE ISSUED:

- That the specific use will be compatible with and not injurious to the use and enjoyment of other property, nor significantly diminish or impair property values within the immediate vicinity; and
- That the establishment of the specific use will not impede the normal and orderly development and improvement of surrounding vacant property.
- That adequate utility, access roads, drainage and other necessary supporting facilities have been or will be provided.
- The design, location and arrangement of all driveways and parking spaces provide for the safe and convenient movement of vehicular and pedestrian traffic without adversely affecting the general public or adjacent development.
- That adequate nuisance prevention measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration.
- That directional lighting will be provided so as not to disturb or adversely affect neighboring properties.
- That there are sufficient landscaping and screening to insure harmony and compatibility with adjacent property
- That the proposed use is in accordance with the Comprehensive Plan.



SCALE : 1" = 50'-0"



SUGAR HILL SHOPPING CENTER
US HWY 380 WIDENING PROJECT
FARMERSVILLE, TEXAS

SITE PLAN

| | |
|----------|--------------|
| JOB NO | |
| FILE | SITEPLAN.dwg |
| DATE | 09/13/07 |
| DESIGNED | E.W.D. |
| DRAWN | M.K.W. |
| REVISED | |
| CHECKED | E.W.D. |

48 FT48 FT

OFFICE

BACK WALL
33 FT6584 SQUARE FT.
1/4" SCALE

COLLIN CAD Property Details

Prop ID: 1247412 / Geo ID: R-1069-007-0250-1

CURRENT PROPERTY INFORMATION

| | | | |
|---|--|-----------------------------|----------------------|
| Owner's Name and Mailing Address | CASSITY EDDIE
310 ROLLING HILLS LN
FARMERSVILLE, TX 75442-2423 | | |
| Location | 601 S MAIN ST
FARMERSVILLE, TX 75442 | | |
| Legal Description | WILEY (CFC), BLK 7, LOT 25 26 | | |
| Agent | | | |
| Exemptions | Code | Description | |
| | | | |
| Taxing Entities | Code | Name | 2011 Tax Rate |
| | CFC | FARMERSVILLE CITY | 0.642901000 |
| | GCN | COLLIN COUNTY | 0.240000000 |
| | JCN | COLLIN CO COMMUNITY COLLEGE | 0.086300000 |
| | SFC | FARMERSVILLE ISD | 1.340000000 |

Data above as of 2011-12-19.

Data below 2011 certified, as of 2011-11-07.

MAPS and FORMS

[Plat Map Image \(TIFF format\)](#)

[New! Plat Map \(PDF format\)](#)

[GIS Digital Map](#)

[Homestead, Over 65, or Disabled Person Exemption Application](#)

[Agricultural \(1D1\) Application](#)

[New! 2011 Notice of Appraised Value](#)

2011 CERTIFIED VALUE INFORMATION

| | |
|---------------------------------------|-----------------|
| Improvement Homesite | \$0 |
| Improvement Non-Homesite | \$0 |
| Total Improvement Market Value | \$0 |
| | |
| Land Homesite | \$30,000 |
| Land Non-Homesite | \$0 |
| Land Agricultural Market Value | \$0 |
| Total Land Market Value | \$30,000 |
| | |
| Total Market Value | \$30,000 |
| Agricultural Productivity Loss | \$0 |
| Total Appraised Value | \$30,000 |
| Homestead Cap Loss | \$0 |
| Total Assessed Value | \$30,000 |

2011 CERTIFIED EXEMPTION INFORMATION

| Exemption Code | Exemption Description |
|----------------|-----------------------|
|----------------|-----------------------|

COLLIN CAD Property Details

Prop ID: 1739060 / Geo ID: R-6471-001-0920-1

CURRENT PROPERTY INFORMATION

| | | | |
|---|--|-----------------------------|----------------------|
| Owner's Name and Mailing Address | TEDFORD SANDRA C & ROBERT A TEDFORD JR & W R FEAGIN JR
615 CATTLE BARON RD
FAIRVIEW, TX 75069-1981 | | |
| Location | 1055 AUDIE MURPHY PKWY W
FARMERSVILLE, TX 75442 | | |
| Legal Description | ABS A0471 D J JAYNES SURVEY, BLK 1, TRACT 92, 2.7578 ACRES | | |
| Agent | | | |
| Exemptions | Code | Description | |
| | | | |
| Taxing Entities | Code | Name | 2011 Tax Rate |
| | CFC | FARMERSVILLE CITY | 0.642901000 |
| | GCN | COLLIN COUNTY | 0.240000000 |
| | JCN | COLLIN CO COMMUNITY COLLEGE | 0.086300000 |
| | SFC | FARMERSVILLE ISD | 1.340000000 |

Data above as of 2011-12-19.

Data below 2011 certified, as of 2011-11-07.

MAPS and FORMS

[Plat Map Image \(TIFF format\)](#)

[New! Plat Map \(PDF format\)](#)

[GIS Digital Map](#)

[Homestead, Over 65, or Disabled Person Exemption Application](#)

[Agricultural \(1D1\) Application](#)

[New! 2011 Notice of Appraised Value](#)

2011 CERTIFIED VALUE INFORMATION

| | |
|---------------------------------------|--------------------|
| Improvement Homesite | \$0 |
| Improvement Non-Homesite | \$709,929 |
| Total Improvement Market Value | \$709,929 |
| | |
| Land Homesite | \$0 |
| Land Non-Homesite | \$300,324 |
| Land Agricultural Market Value | \$0 |
| Total Land Market Value | \$300,324 |
| | |
| Total Market Value | \$1,010,253 |
| Agricultural Productivity Loss | \$0 |
| Total Appraised Value | \$1,010,253 |
| Homestead Cap Loss | \$0 |
| Total Assessed Value | \$1,010,253 |

2011 CERTIFIED EXEMPTION INFORMATION

| Exemption Code | Exemption Description |
|----------------|-----------------------|
|----------------|-----------------------|

Property Tax Record

Kenneth L. Maun
 Collin County Tax Assessor Collector
 2300 Bloomdale Rd. Ste 2324
 McKinney, TX 75071
 Ph: 972-547-5020

 [Print Friendly Version](#)
[New Search](#)
Account: R647100109201**APD:** 1739060**Location:** 0001055AUDIE MURPHY PKWY W**Legal:** ABS A0471 D J JAYNES SURVEY, BLK 1, TRACT 92, 2.7578 ACRES**Owner:** TEDFORD SANDRA C & ROBERT A

TEDFORD JR & W R FEAGI

615 CATTLE BARON RD

FAIRVIEW TX 75069--198

Acres: 2.758**Yr Built:** 0**Sq Ft:** 0**Def. Start:** NONE**Def. End:** NONE**Roll:** R**2012 Values**

Improvement Non-Home Site 766,054

Land Non-Home Site 300,324

2012 Exemptions

Click on the e-Statement button to view Total Tax Due.

Click on the e-Payment button to make a credit card or eCheck payment.

[Current status](#)
[All years](#)
[Tax Estimator](#)
[e-Payment](#)
[e-Statement](#)

| Year | Unit | Levy Amount | Levy Paid | Levy Due | Penalty | Interest | Col Penalty | Total Due | Receipt Date |
|--------------------|------|------------------|------------------|-------------|-------------|-------------|-------------|-------------|--------------|
| 2012 | 01 | 2,559.31 | 2,559.31 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 11/9/2012 |
| 2012 | 11 | 7,437.99 | 7,437.99 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 11/9/2012 |
| 2012 | 55 | 14,609.38 | 14,609.38 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 11/9/2012 |
| 2012 | 60 | 920.27 | 920.27 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 11/9/2012 |
| 2012 Totals | | 25,526.95 | 25,526.95 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |

**CITY OF FARMERSVILLE
ORDINANCE #2012-1211-007**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FARMERSVILLE, TEXAS, GRANTING AN EXTENSION OF THE SPECIFIC USE PERMIT PROVIDING FOR THE OPERATION OF A GAME ROOM IDENTIFIED AS "JOKERS WILD" SITUATED AT 1055 WEST AUDIE MURPHY PARKWAY, SUITE 103, FARMERSVILLE, TEXAS; PROVIDING FOR RESTRICTIONS; AMENDING THE OFFICIAL ZONING MAP; AND PROVIDING FOR PENALTY, SEVERABILITY AND AN EFFECTIVE DATE

WHEREAS, after public notice and public hearing as required by law, the Planning and Zoning Commission of the City of Farmersville, Texas, has recommended a change in zoning classification of the property described herein and has recommended amending the official zoning district map of the Comprehensive Zoning Ordinance of the City of Farmersville, Texas, regarding the rezoning of such property; and

WHEREAS, all legal requirements, conditions, and prerequisites have been complied with prior to this case coming before the City Council of the City of Farmersville; and

WHEREAS, the City Council of the City of Farmersville, after notice and public hearing as required by law and upon due deliberation and consideration of the recommendation of the Planning and Zoning Commission and of all testimony and information submitted during said public hearings, the City Council is of the opinion and finds that the change of such zoning will not be detrimental to the public health, safety, or general welfare of the citizens of the City, and will promote the best and most orderly development of the property affected thereby, and as well the owners and occupants thereof, and the City generally; **NOW, THEREFORE**,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERSVILLE, TEXAS.

SECTION 1. Findings Incorporated

All of the above premises are found to be true and correct legislative and factual determinations of the City of Farmersville and are hereby approved and incorporated into the body of this Ordinance as if copied in their entirety.

SECTION 2. Zoning Amended

From and after the effective date of this Ordinance, the property described herein shall be rezoned as set forth in this section, and the official zoning district map of the Comprehensive Zoning Ordinance of the City of Farmersville, Texas, is hereby amended and changed in the following particulars to reflect the action taken herein, and all other existing sections, subsections, paragraphs, sentences, definitions, phrases, and words of said Comprehensive Zoning Ordinance are not amended but shall remain intact and are hereby ratified, verified, and affirmed, in order to create a change in the zoning classification of the property described herein, as follows:

The Specific Use Permit for the operation of a game room identified as Jokers Wild, located at 1055 West Audie Murphy Parkway, Suite 103, Farmersville, TX 75442, is hereby extended by a term of _____ months/years from the effective date of this Ordinance.

SECTION 3: Conditions and Requirements Imposed

The grant and extension of the Specific Use Permit granted hereby, as established and described in Section 2 herein, shall be and is hereby made subject to the following conditions and requirements:

1. The Specific Use Permit granted hereby is a personal license that is specific to the game room identified as American Glory located at 1055 West Audie Murphy Parkway, Suite 103, Farmersville, TX 75442, and Don Donovan the owner of said game room.
2. The Specific Use Permit granted hereby shall not be transferable to any other named game room or location or owner.
3. No person under the age of 18 years shall be permitted inside the building, structure, facility or space housing the game room.
4. A sign stating that no one under the age of 18 is allowed inside the game room building shall be posted in plain sight immediately inside the entrance stating that "No person under the age of 18 years shall be permitted inside the building, structure, facility or space housing the game room."
5. A maximum of 40 machines shall be permitted in and about the game room.
6. The hours of operation for a Game Room shall be limited to the following hours:
 - a. Monday through Thursday, open at 8:30 a.m. and close at 11:00 p.m.:
 - b. Friday and Saturday, open at 8:30 a.m. and close at 12:00 a.m.; and
 - c. Sundays and holidays, open at 12:00 p.m. and close at 11:00 p.m.
7. All coin-operated machines or devices, described herein above that are situated on or about the premises of the game room shall be permitted by and the occupation tax thereon paid to the State of Texas and the City of Farmersville.
8. The owner of the game room may seek an additional extension or further renewal of this Specific Use Permit prior to its expiration with the length of any such renewal being from six months to two years as may be determined appropriate in the sole discretion of the Planning and Zoning Commission and City Council.
9. The game room shall be laid out and operated in conformity to the site

plan, landscape plan and interior floor plan depicting the location of all coin-operated machines or devices, the manager's station(s), restroom facilities, kitchen and bar facilities, if any, and all areas to which patrons will not be permitted, which plans are attached hereto and incorporated herein.

SECTION 4. Cumulative Repealer

This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances or parts thereof in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim or lawsuit which has been initiated shall continue to be governed by the provisions of such Ordinance and for that purpose the Ordinance shall remain in full force and effect.

SECTION 5. Savings

All rights and remedies of the City of Farmersville are expressly saved as to any and all violations of the provisions of any Ordinances which have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such Ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

SECTION 6. Severability

It is hereby declared to be the intention of the City Council of the City of Farmersville that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this Ordinance should be declared unconstitutional by valid judgment or final decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, or sections of this Ordinance, since the same would have been enacted by the City Council without incorporation in this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph, or section.

SECTION 7. Engrossment and Enrollment

The City Secretary of the City of Farmersville is hereby directed to engross and enroll this Ordinance by copying the exact Caption and the Effective Date clause in the minutes of the City Council of the City of Farmersville and by filing this Ordinance in the Ordinance records of the City.

SECTION 8. Penalty

Any person, firm or corporation violating any of the provisions or terms of this Ordinance or of the Code of Ordinances as amended hereby, shall be subject to the same penalty as provided for in the Code of Ordinances of the City of Farmersville, as previously amended, and upon conviction shall be punished by a

fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.

SECTION 9. Effective Date

This Ordinance shall take effect immediately from and after its passage and publication of the caption as required by law.

PASSED on first reading on the 13th day of November, 2012, and second reading on the 11th day of December, 2012 at properly scheduled meetings of the City Council of the City of Farmersville, Texas, there being a quorum present, and approved by the Mayor on the date set out below.

APPROVED THIS 11th DAY OF DECEMBER, 2012.

APPROVED:

**BY: _____
Joseph Helmberger, P.E., Mayor**

ATTEST:

Edie Sims, City Secretary



TO: Planning and Zoning Commission
FROM: Edie Sims, City Secretary
DATE: November 15, 2012
SUBJECT: Public hearing to consider, discuss and act upon a request for a Specific Use Permit for Triple Crazy Game Room located at 865 West Audie Murphy Parkway, Farmersville

- NO Specific Use Permit Application is attached.
- NO Plat is attached for review.
- NO Map of gaming machines inside the facility
- NO Tax records are attached for the 2012 tax values
- Staff recommendation: Not to renew Specific Use Permit for Triple Crazy.

ACTION:

- a) Open the Public Hearing and call the time.**
- b) Ask for anyone to come forward and speak who is FOR the Specific Use Permit.**
- c) Ask for anyone to come forward and speak who OPPOSES the Specific Use Permit.**
- d) Close the Public Hearing and call the time.**
- e) Commission to discuss the matter and make recommendation to the City Council for final approval.**

(II - F)

UNITED STATES POSTAGE
PITNEY BOWES
02 1P \$ 001.100
0004655805 OCT 12 2012
MAILED FROM ZIP CODE 75442

NMR



City of Farmersville
205 South Main
Farmersville, Texas 75442

TO:

Triple Crazy Game Room
865 W. Audie Murphy
Parkway
Farmersville, TX 75442

NIXIE 754423070-1N 10/19/12
RETURN TO SENDER
NO MAIL RECEIPT
UNABLE TO FORWARD
RETURN TO SENDER



DISCOVER A TEXAS TREASURE

205 South Main Street
Farmersville, Texas 75442
www.farmersvilletx.com

October 26, 2012

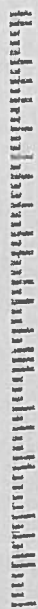
Triple Crazy Game Room
504 Hwy 78
Blue Ridge, TX 75424

75442-27003



UNITED STATES POSTAGE
PITNEY BOWES
02 1P \$000.450
0004655805 OCT 26 2012
MAILED FROM ZIP CODE 75442

NIXIE 750 DE 1 90 10/28/12
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
EC: 7544227003 #2034-01867-26-43





TO: Planning and Zoning Commission
FROM: Edie Sims, City Secretary
DATE: November 15, 2012
SUBJECT: Informational presentation by Janine Sisak regarding workforce housing in Farmersville

- The power point presentation is attached for your review

ACTION: No action is required of the Commission at this time.

(II - G)

DMA Development Company, LLC

Proposal for 65 Units of workforce
housing in Farmersville, Texas

DMA Development Company, LLC

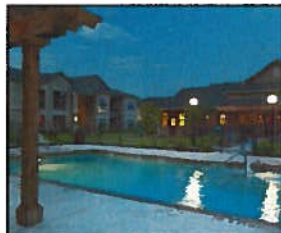
- Founded in 1998.
- Own and operate more than 1600 units of affordable and market rate housing.
- Specialize in senior and workforce properties – approximately 800 senior units and 800 workforce units under management.



Workforce Housing

DMA Development Company has developed and now manages 12 communities for families in Texas. These communities are designed with the resident population in mind, so all include recreational amenities for the residents, such as children's activity rooms, computer centers, playscapes and in some cases swimming pools. Our management company also provides a full slate of supportive services at all of our properties, including youth mentoring, budget counseling and financial fitness, and resume and job interview skills training.

Sunchase Square, 1001 S. Guadalupe Street, Lockhart, TX

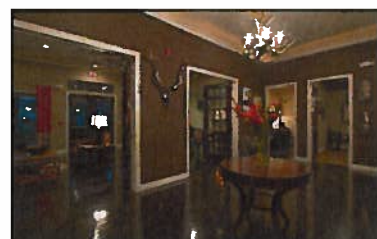


The Grove at Brushy Creek, 1101 El Dorado Street, Bowie, TX



Workforce Clubhouses

Sunchase Square, 1001 S. Guadalupe Street, Lockhart, TX



Westview Ranch, 225 Westview Avenue, Pearsall, TX



Prospect Point, 215 Premier Drive, Jasper, TX



Prairie Commons, 9850 Military Parkway, Dallas, TX



Other DMA Communities

DMA Development Company has perfected its senior independent living design in recent years. The typical DMA senior community consists of one two- or three-story elevator structure surrounded by single story cottages. The elevator structure is attractive to seniors who want the security of proximity to the onsite staff and amenities, while the single story cottages, which often have integrated carports, are attractive to independent residents who are perhaps downsizing from single family homes.

Heritage Crossing, 12402 11th Street, Santa Fe, TX



Cambridge Crossing, 1900 Cambridge Street, Corsicana, TX



DMA: Creating Communities

DMA's apartment communities are all managed by DMA Properties, LLC, which is 100% owned by Diana McIver. DMA Properties provides a different menu of services at every property, depending on the resident needs in that particular community, but intended to foster a sense of community and resident responsibility. At our workforce housing communities, for example, DMA may offer services such as an aftercare program for school age children to include tutoring, computer classes, art and music classes, recreational activities, and character building curriculum. Adult classes are also offered in the areas of financial counseling/literacy, first time homebuyer education, English as a second language, and computer classes. At our senior communities, services are offered that encourage health and wellness, such as exercise classes and health screenings; facilitate social interaction such as potluck suppers, coffee gatherings, and movie nights; foster creativity, such as art and writing classes; and stimulate the mind, such as book clubs, literary salons, and computer classes. DMA encourages and supports volunteerism at all properties, both from the standpoint of encouraging our residents to volunteer in the community, as well as encouraging community volunteers to be active with our resident programs.



DMA Development

Typical Design

Unit Amenities

- Spacious Unit Design
- Full Kitchen Appliance Package
- Washer/Dryer Hookups
- 9 Foot Ceilings
- Ceiling Fans
- Patio/Deck (most units)
- Energy Efficient
- Attached Carports (cottages)

Community Amenities

- Community Room
- Movie Theater
- Fitness Center
- Library w/Computers
- TV Lounge
- Laundry Facilities
- Leasing/Management Offices

DMA Development Company, LLC

Proposed Financing

- DMA typically finances its development with an allocation of Housing Tax Credits from the Texas Department of Housing and Community Affairs.
- Housing Tax Credit program created by the Congress in 1986 to meet a need for housing for persons with incomes above the eligibility for subsidized housing programs yet not being served by the market place.
- HTC program provides incentives to private investors.

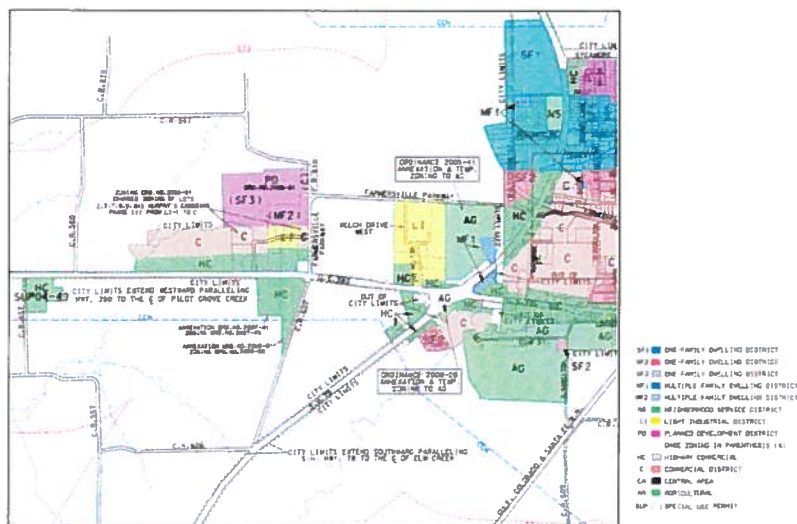
DMA Development Company, LLC

Who can live here?

- Income Eligibility for 65 units
 - 4 Units: 30% Area Median Income (\$14,730/\$16,830 couple)
 - 20 Units: 50% AMI (\$24,550/\$28,050 couple/\$31,550 for small family)
 - 26 Units: 60% AMI (\$29,460/\$33,660 for couple/\$37,860 for small family)
- Market-rate units – 10-15 units

2013 Competitive Tax Credit Round

- DMA has identified the Murphy's Crossing subdivision off U.S. 380 as a potential site for a small workforce housing development.
- Land seller and DMA are in process of negotiating a contract for 4-6 acres in the northwest corner.
- Location is ideal in terms of access to 380 and proximity to grocery store and the future Collin County Community College campus.
- Site is currently zoned Commercial and would require a downzone.



- Important Deadlines for 2013 Tax Credit Application Round
 - January 7, 2013. Pre-Application due to TDHCA. Public notification will be sent out to all elected officials. Site control.
 - February 1, 2013. DMA will apply for zoning change.
 - March 1, 2013. Full application due to TDHCA. Full schematic plans, market study, environmental study, and engineering feasibility study complete.
 - April 1. State Senator and State Representative support letters due to TDHCA.
 - July 30, 2013. TDHCA board makes tax credit awards.
 - August 15, 2012. Zoning change must be in place.
 - If DMA receives award, construction would begin Spring 2014.